

# *2000 Housing Element Update*



*City of Rolling Hills*

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**CITY OF ROLLING HILLS  
HOUSING ELEMENT UPDATE**



June 29, 2001

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## ROLLING HILLS HOUSING ELEMENT UPDATE

### TABLE OF CONTENTS

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| Section                                                    | Page      |
|------------------------------------------------------------|-----------|
| <b>I. INTRODUCTION .....</b>                               | <b>1</b>  |
| A. Community Overview.....                                 | 1         |
| B. Purpose of the Element.....                             | 3         |
| C. Legislative Requirements .....                          | 3         |
| D. Scope and Content .....                                 | 4         |
| E. Relationship to other General Plan Elements.....        | 4         |
| F. Relationship to Private Land Use Restrictions.....      | 4         |
| G. Public Participation .....                              | 5         |
| H. Sources of Information .....                            | 5         |
| <b>II. HOUSING NEEDS ASSESSMENT.....</b>                   | <b>5</b>  |
| A. Population Characteristics .....                        | 7         |
| B. Household Characteristics .....                         | 10        |
| C. Housing Characteristics .....                           | 17        |
| D. Assisted Units at Risk of Conversion.....               | 23        |
| <b>III. CONSTRAINTS ON HOUSING PRODUCTION.....</b>         | <b>23</b> |
| A. Market Constraints.....                                 | 23        |
| B. Governmental Constraints .....                          | 25        |
| C. Contractual Constraints.....                            | 29        |
| D. Infrastructure Constraints .....                        | 29        |
| E. Geologic Constraints.....                               | 30        |
| F. Environmental Constraints .....                         | 32        |
| <b>IV. HOUSING ASSESSMENT SUMMARY.....</b>                 | <b>32</b> |
| A. Local Housing Assessment.....                           | 32        |
| B. Regional Housing Assessment .....                       | 32        |
| <b>V. HOUSING OPPORTUNITIES.....</b>                       | <b>33</b> |
| A. Availability of Sites for Housing .....                 | 33        |
| B. Residential Development Potential Compared to RHNA..... | 36        |
| C. Opportunities for Energy Conservation.....              | 37        |
| D. Financial Resources .....                               | 39        |
| <b>VI. HOUSING PLAN.....</b>                               | <b>42</b> |
| A. Review of Housing Element Performance To-date.....      | 42        |

|    |                            |    |
|----|----------------------------|----|
| B. | Goals and Policies.....    | 46 |
| C. | Implementing Programs..... | 47 |

## APPENDICES

|    |                                                                                                                                                 |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------|
| A. | Letter from State Department of Housing and Community Development (HCD), dated March 26, 2001; and City of Rolling Hills Response to HCD letter |
| B. | City of Rolling Hills Zoning Provisions for Development                                                                                         |
| C. | City of Rolling Hills Second Unit Ordinance                                                                                                     |
| D. | Zoning Section of the Rolling Hills Community Association Covenants, Conditions, and Restrictions (CC&Rs)                                       |
| E. | Letter to SCAG Growth Visioning Committee, Challenging the RHNA allocation                                                                      |

| Figure                                                     | Page |
|------------------------------------------------------------|------|
| 1. Vicinity Map .....                                      | 1    |
| 2. Seismic Hazards.....                                    | 31   |
| 3. Vacant Lands Available for Residential Development..... | 35   |

| Table                                                               | Page |
|---------------------------------------------------------------------|------|
| 1 City of Rolling Hills Population Growth .....                     | 7    |
| 2 Age Characteristics.....                                          | 9    |
| 3 Ethnic Composition .....                                          | 10   |
| 4 Household Type.....                                               | 11   |
| 5 Household Size .....                                              | 12   |
| 6 Number and Percent of Households by Income Range.....             | 13   |
| 7 Median Household Income .....                                     | 14   |
| 8 Housing Trends .....                                              | 18   |
| 9 Residential Recycling.....                                        | 19   |
| 10 Age of Housing Stock.....                                        | 21   |
| 11 Affordable Housing Prices & Rents by Income Group.....           | 23   |
| 12 Summary of Residential Development Standards .....               | 26   |
| 13 Summary of Residential Development Fees.....                     | 28   |
| 14 RHNA New Housing Construction Needs.....                         | 33   |
| 15 Residential Development Potential.....                           | 34   |
| 16 Federal and State Housing Programs .....                         | 39   |
| 17 Progress toward Implementing 1991 Housing Element Programs ..... | 43   |





# THE LIFE OF SAMUEL JOHNSON

By James Boswell  
1791

London: Printed by A. Millar, in Pall-mall.

THE LIFE OF SAMUEL JOHNSON, ESQ. by James Boswell, Esq. in two volumes. The first volume contains his early life, his education, his travels, and his acquaintance with the great men of his time. The second volume contains his later life, his family, and his death.

Vol. I. The first volume contains his early life, his education, his travels, and his acquaintance with the great men of his time.



Vol. II. The second volume contains his later life, his family, and his death.



From its inception in 1936, the emphasis in Rolling Hills has been to create and maintain a residential community that would respect its unique land form constraints. The City's minimum lot size requirements were established in recognition of these constraints, which include:

- Steeply sloping hillsides
- Landslide hazards
- Lack of urban infrastructure, specifically sewer
- Danger of wildland fires
- Sensitive animal habitats and species
- Restrictions of enforceable covenants, conditions, and restrictions of the Rolling Hills Community Association (RHCA), which existed prior to the City's incorporation.

Expansive soils and geologic hazard conditions continue to place constraints on development within the City. The City has experienced recent major landslides due to soil saturation and instability, further limiting the developable area within its boundaries. In 1973, ten homes were destroyed by fire in or near the Flying Triangle Active Landslide Area in the southern portion of the City; nine of the homes were rebuilt. In the 1980s, a major geologic slippage occurred in the same Flying Triangle Landslide Area. Five homes in this area suffered irreparable damage, creating a 130.9-acre geologically unstable area in the City. Total irreparable loss to date from this active landslide area is six homes.

The City is within a wildland fire hazard area. Fire fighting capabilities are limited by the City's low water pressure caused by both its varied topography and aging infrastructure. Only a few homes on the western periphery of the City are served by a sewer system. Consequently, any new development must utilize septic tanks and leach fields for disposal of sanitary waste. Past experience suggests substantial care and restraint must be exercised in the expansion of any existing systems or the addition of new systems to avoid possible ground instability due to saturation of the upper soil layers. This situation, in conjunction with recent active landslide activity, continues to constrain development densities in the City.

Environmental constraints that limit development in Rolling Hills include sensitive animal habitats and species either listed or considered for listing by the U.S. Department of Fish and Wildlife and/or the California Department of Fish and Game. These species include the Palos Verdes Blue butterfly, the California Gnatcatcher, the Pacific Pocket Mouse, the San Diego Horned Lizard, and Brackishwater snail. The community is also underlain with blue-line streams that are under the jurisdiction of the Army Corps of Engineers.

Rolling Hills has been largely built-out for the past thirty years. All of the developable property in the City is subject to RHCA, a non-profit California Corporation, enforceable covenants, conditions, and restrictions (CC&Rs) that run with the property in perpetuity. These CC&Rs were in place prior to the City's incorporation, and continue to restrict development based on the community's unique constraints.

Within the context of these overwhelming constraints, the City has actively pursued avenues to support residential development and facilitate affordable housing opportunities. Specifically, the City has adopted amendments to its Zoning Ordinance to allow for manufactured housing units



and has reached out to adjacent communities to address its regional affordable housing needs. The City has conducted these efforts in compliance with State Housing Element Law as summarized below.

## **B. Purpose of the Element**

The provision of adequate housing for families and individuals of all economic levels is an important issue. It has been a main focus for State and Local governments. The issue has grown in complexity due to rising land and construction costs, as well as increasing competition for physical and financial resources in both the public and the private sectors.

In response to this concern, the California Legislature amended the Government Code in 1980. The amendment requires that each local community include in its Housing Element a specific analysis of its housing needs and a realistic set of programs designed to meet those needs. This analysis is to be set forth in a Housing Element and incorporated in the General Plan of each municipality.

The requirements of the law are prefaced by several statements of State policy set forth in Section 65580 of the Government Code:

... The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.

... Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.

... The legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the State in addressing regional housing needs.

## **C. Legislative Requirements**

State law requires each municipality to accomplish the following tasks:

- To identify and analyze the current and projected housing needs of all economic segments of the community.
- To evaluate the current and potential constraints to meeting those needs, including identifying the constraints that are due to the marketplace and those imposed by the government.
- To inventory and assess the availability of land suitable for residential use.



- To set forth a series of goals, objectives, policies and programs aimed at responding to the housing needs, the market and governmental constraints, and the housing opportunities.

This Housing Element Update has been prepared in accordance with applicable State law. It has also been prepared consistent with the City of Rolling Hills General Plan and the community's vision of its housing needs and objectives.

## **D. Scope and Content**

The Housing Element consists of five major components:

- An analysis of the City's demographic and housing characteristics and trends
- A summary of the existing and projected housing needs of the City's households
- A review of potential market, governmental, and environmental constraints to meeting the City's identified housing needs
- An evaluation of resources available to address Rolling Hills' housing goals
- A statement of the Housing Plan to address the City's identified housing needs, including housing goals, policies and programs.

## **E. Relationship to Other General Plan Elements**

The Government Code requires internal consistency among the various elements of a General Plan. Section 65300.5 of the Government Code states that the General Plan and the parts and elements thereof shall comprise an integrated and an internally consistent and compatible statement of policies.

The Rolling Hills General Plan contains the following six elements: 1) Land Use; 2) Housing; 3) Circulation; 4) Open Space and Conservation; 5) Safety; and 6) Noise. The City General Plan is internally consistent. Policy direction introduced in one element is reflected in other plan elements. For example, residential development capacities established in the Land Use Element and constraints to development identified in the Safety Element and Open Space and Conservation Element are incorporated into the Housing Element. This Housing Element builds upon the other General Plan elements and is entirely consistent with the policies and proposals set forth by the Plan.

## **F. Relationship to Private Land Use Restrictions**

CC&Rs (covenants, conditions and restrictions) represent private contractual obligations between homeowners and are usually established at the time a subdivision or community is built. Development in Rolling Hills has been governed by CC&Rs since the community was laid out in the 1930s. These CC&Rs severely limit development in the City, restricting residential density



to one residence per one-acre and two-acre lots. In particular, any construction, remodel, and grading for a building, fence or structure is required under the CC&Rs to adhere to traditional or California ranch and equestrian architectural styles and aesthetics. The uses and purposes of all perimeter easements around each property are required to be dedicated to the RHCA and maintained for the purposes of ingress, egress, construction and maintenance of all infrastructure constructed as roadways, bridle trails, sanitary and storm sewers, utility access and drainage. The City enforces the provisions of the zoning ordinance, and provisions of the CC&Rs are enforced by the RHCA.

## **G. Public Participation**

Section 65583(c)(5) of the Government Code states that:

"The local government shall make diligent effort to achieve public participation of all the economic segments of the community in the development of the housing element, and the program shall describe this effort."

Public participation played an important role in the formulation of the goals, policies and programs promulgated by this Housing Element. Public participation included a public hearing before the Planning Commission conducted on December 19, 2000, and open to all members of the community. A public hearing before the City Council is scheduled for July 9, 2001. At that meeting, the Council will review the revised Housing Element Update that incorporates responses to comments made by the State Department of Housing and Community Development regarding the draft Housing Element (reference Appendix A). Notices of the public hearings are posted at City Hall and published in the *Palos Verdes Peninsula News*. Rolling Hills is a relatively small community and its residents are accustomed to the City's noticing procedures. The City's notices were made equally available to all residents of all income levels. In addition, notices were provided to the cities of Rancho Palos Verdes, Rolling Hills Estates and Lomita, the County of Los Angeles, the Palos Verdes Peninsula Unified School district, the Palos Verdes Peninsula Center Library District and the Los Angeles County Local Agency Formation Commission.

## **H. Sources of Information**

A number of data sources were utilized to create the Rolling Hills Housing Element. These resources include:

- City of Rolling Hills General Plan; June 25, 1990.
- City of Rolling Hills Revised Final Environmental Impact Report, General Plan Update and Zoning Ordinance Revision; April 1990.
- City of Rolling Hills Zoning Ordinance, Title 17; October 1995.
- City of Rolling Hills Community Development Department building permit records; September 2000.



- Southern California Association of Governments (SCAG) Regional Housing Needs Assessment (RHNA); February 2000.
- Department of Finance Population and Housing data, January 2000.
- 1990 U.S. Census Report.

Various other informational sources were also referenced where appropriate. References to these informational sources are cited where they appear within the text.

## II. HOUSING NEEDS ASSESSMENT

A successful strategy for improving housing conditions must be preceded by an assessment of the housing needs of the community and region. This section of the Housing Element reviews the major components of housing need including trends in Rolling Hills' population, households, and the type of housing available. These changes reflect both local and regional conditions. Consequently, the regional context is also presented.

The analysis that follows is broken down into four major subsections:

- Section A, Population Characteristics, analyzes the City of Rolling Hills in terms of individual persons and attempts to identify any population trends that may affect future housing needs.
- Section B, Household Characteristics, analyzes Rolling Hills in terms of households, or living groups, to see how past and expected household changes will affect housing needs.
- Section C, Housing Stock, analyzes the housing units in Rolling Hills in terms of availability, affordability, and condition.
- Section D, Assisted Housing At Risk of Conversion, analyzes housing units that are currently restricted to low income housing use and are "at-risk" to converting to market rate units.

This assessment of Rolling Hills' housing needs will serve as the basis for identifying appropriate policies and programs in this Element.

Census information referenced in this section is from 1980 and 1990 reports. The 2000 Census reports, when complete, will update much of the population and household information presented in this section through the year 1999. It is anticipated that the next Housing Element update (2005-2010) will contain data from the 2000 Census.

## A. Population Characteristics

Rolling Hills population characteristics are important factors affecting the type and extent of housing needs in the City. Population growth, age, race/ethnicity and employment characteristics are discussed in this section.

### 1. Population Growth Trends

As of January 1, 2000, Rolling Hills had a resident population of 2,066, making it the sixth smallest city in Los Angeles County<sup>1</sup>. The City has been largely built-out for the past thirty years. As illustrated in Table 1, the City had a 1970 population of 2,050 and a 1980 population of 2,049. By 1990, according to the Census, the City population had dropped to 1,871. This decrease from 1980 to 1990 includes some population lost as a result of the damage from the Flying Triangle Landslide. The increase between 1990 and 2000 reflects the movement of younger families into the City of Rolling Hills.

Limited growth in the City's population demonstrates the diminishing supply of parcels available for development. Opportunities for new residents to move into Rolling Hills have occurred primarily through redevelopment of the City's original housing stock and changes in ownership.

**TABLE 1**  
**CITY OF ROLLING HILLS**  
**POPULATION: 1970,1980,1990 and 2000**

| Year     | Population | Percent Change<br>from Previous<br>Decade |
|----------|------------|-------------------------------------------|
| 1970 (a) | 2050       | —                                         |
| 1980 (a) | 2049       | 0%                                        |
| 1990 (b) | 1871       | -8.7%                                     |
| 2000 (c) | 2066       | 10.4%                                     |

Source: (a) City General Plan

(b) 1990 Census

(c) Department of Finance Population and Housing Estimates (January 1, 2000)

<sup>1</sup> State of California Department of Finance, City/County Population and Housing Estimates, January 01, 2000



## 2. Age Composition

The age structure of a population is an important factor in evaluating housing needs and projecting the direction of future housing development. For example, if a city is experiencing an outmigration of young adults (ages 25-34), there may be a shortage of first-time homebuyer opportunities, or if a City has a substantial elderly population, specialized senior citizen housing programs may be needed.

As illustrated in Table 2, Rolling Hills is a maturing community. The median age in the City was 38.2 in 1980, as compared to 30.9 in Los Angeles County, and 29.9 in the state of California. In 1990, the median age in Rolling Hills rose to 45.5, as compared to 30.7 for the County and 31.5 for the State. This higher median age in Rolling Hills reflects the City's large middle-age and elderly population, and the fact that, according to the 1990 Census, the majority of the residents have lived in the City for over 20 years.

The median age for the City, as well as the County and the State, is expected to continue to increase as the Baby Boom generation ages<sup>2</sup>. In terms of housing, the aging of the population may increase the number of senior-aged households, which typically require smaller, more affordable housing options and/or assistance with home maintenance.

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<sup>2</sup> The Baby Boom is defined as the generation of people born between 1946 and 1964, during the post World War II period when there was a marked increase in the national birth rate.

**TABLE 2**  
**CITY OF ROLLING HILLS**  
**AGE CHARACTERISTICS OF POPULATION: 1980,1990**

| Age Range    | 1980 (a)     |                 | 1990 (b)    |                 |
|--------------|--------------|-----------------|-------------|-----------------|
|              | #of Persons  | % of Population | #of Persons | % of Population |
| 0-5          | 100          | 4.9%            | 107         | 5.7%            |
| 6-13         | 293          | 14.3%           | 194         | 10.4%           |
| 14-17        | 221          | 10.8%           | 106         | 5.7%            |
| 18-20        | 95           | 4.6%            | 72          | 3.8%            |
| 21-24        | 85           | 4.1%            | 75          | 4.0%            |
| 25-34        | 122          | 6.0%            | 139         | 7.4%            |
| 35-44        | 335          | 16.3%           | 223         | 11.9%           |
| 45-54        | 383          | 18.7%           | 357         | 19.1%           |
| 55-64        | 268          | 13.1%           | 312         | 16.7%           |
| 65+          | 147          | 7.2%            | 286         | 15.3%           |
| <b>TOTAL</b> | <b>2,049</b> | <b>100.0%</b>   | <b>1871</b> | <b>100.0%</b>   |
| FEMALE       | 1,044        | 50.9            | 952         | 50.9%           |
| MALE         | 1,005        | 49.1            | 919         | 49.1%           |
| Median Age   | 38.2         |                 | 45.5        |                 |

Source: (a) City General Plan  
(b) 1990 Census

### 3. Ethnicity

The ethnic make-up of Rolling Hills residents is presented in Table 3. As this table reveals, the majority of the City's residents in 1980 and 1990 were White. The proportion of Whites decreased from 93% in 1980 to 87.3% in 1990, reflecting an increase in the proportion of other ethnic groups in Rolling Hills. The second largest ethnic group in the City is persons of Asian/Pacific Islander origin, representing 5% of the City's 1980 population, and 10% of the City's 1990 population. Blacks and American Indians comprised 1.6% of the City's 1980 population, and 1.5% of the City's 1990 population. Persons denoting Other as their race/ethnicity comprised 0.4% of the City's 1980 population, and 1.2% of the 1990 population. Persons of Hispanic origin declined slightly, from 4.5% in 1980 to 4.2% in 1990.



**TABLE 3**  
**CITY OF ROLLING HILLS**  
**RACE AND ETHNICITY: 1980,1990**

| Race and Ethnicity     | 1980 (a)    |                 | 1990 (b)    |                 |
|------------------------|-------------|-----------------|-------------|-----------------|
|                        | #of Persons | % of Population | #of Persons | % of Population |
| White                  | 1,906       | 93.0%           | 1633        | 87.3%           |
| Black                  | 27          | 1.3%            | 28          | 1.5%            |
| American Indian        | 6           | .3%             | 0           | 0.0%            |
| Asian/Pacific Islander | 102         | 5.0%            | 188         | 10.0%           |
| Other                  | 8           | .4%             | 22          | 1.2%            |
| TOTAL                  | 2,049       | 100.0%          | 1871        | 100.0%          |
| Hispanic Origin*       | 92          | 4.5%            | 79          | 4.2%            |

Source: (a) City General Plan  
(b) 1990 Census

\* Note: Persons of Hispanic origin are separated by the Census from other ethnic groups, and may be already included in the total as White , Black , American Indian , Asian/Pacific Islander or Other .

#### **4. Employment**

The 1990 Census indicated that 889 residents were in the labor force. Of these, over 97% commuted outside the City to work, while less than 3%, approximately 25 persons conducted a portion of their businesses from home.

The most recent employment data for the City is from the 1984 Industrial-Commercial Employment project, which reported a total of 230 jobs in the City. Most of the employees in the City were reported to be in the services industry, jobs primarily related to domestic, home maintenance and landscape services. The jobs/housing relationship in the City is overwhelmingly tilted towards housing, since most residents work in professional and business related activities located outside the City.

There is no commercial or industrially zoned land in the City, which limits employment opportunities to home-based occupations. No significant change in the number of jobs in Rolling Hills is expected since no new source of employment is expected in the future.

#### **B. Household Characteristics**

Information on household characteristics is an important indicator of housing needs in a community. Income and affordability is best measured at the household level, as are the special

housing needs of certain groups such as elderly, large families and female-headed households. As an example, if a community has a substantial number of elderly households, assistance with home repairs or senior assisted living arrangements may be needed.

The Bureau of the Census defines a "household" as all persons who occupy a housing unit, which may include families singles, or other"; boarders are included as part of the primary household by the Census. Families are households related through marriage or blood, and a single household refers to individuals living alone. "Other" households reflect unrelated individuals living together (roommates). Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households.

According to the City General Plan, there were a total of 629 households in Rolling Hills in 1980. By 1990, the Census indicates the number of households had increased slightly to 636 households, representing a 1.1% increase. As illustrated in Table 4, families represent the City's predominant household type, comprising 90% of the City's 1980 households and 86% of the 1990 households. In contrast, Countywide, only 72% of households in 1980 and 67% of households in 1990 were family households. The family-orientation of Rolling Hills is expected to continue through the current planning period.

**TABLE 4**  
**CITY OF ROLLING HILLS**  
**HOUSEHOLD TYPE: 1980 & 1990**

| Household Type | 1980 (a)          |            | 1990 (b)          |            |
|----------------|-------------------|------------|-------------------|------------|
|                | No. of Households | % of Total | No. of Households | % of Total |
| Family         | 566               | 90%        | 549               | 86%        |
| Nonfamily      | 63                | 10%        | 87                | 14%        |
| Total          | 629               | 100%       | 636               | 100%       |

Source: (a) City General Plan  
(b) 1990 Census



## 1. Household Size

Household size is an important indicator of population trends as well as overcrowding in individual housing units. A city's average household size will increase over time if there is a trend toward larger families. In communities where the population is aging, the average household size may actually decline.

As shown in Table 5, average household size in Rolling Hills was 2.94 persons per occupied unit in 1990, increasing to 3.21 persons per occupied household in 2000. Compared to Los Angeles County (2.91 persons per household in 1990 and 3.14 in 2000), the average household size in Rolling Hills is slightly higher, reflecting the greater proportion of single-family homes and family households.

**TABLE 5**  
**CITY OF ROLLING HILLS AND COUNTY OF LOS ANGELES**  
**HOUSEHOLD SIZE: 1990 & 2000**

| Jurisdiction       | 1990 (a) | 2000 (b) |
|--------------------|----------|----------|
| Rolling Hills      | 2.94     | 3.21     |
| Los Angeles County | 2.91     | 3.14     |

Source: (a) City General Plan  
(b) 2000 State Department of Finance

## 2. Overcrowding

Overcrowding is another indicator of housing affordability. Unit overcrowding is caused by the combined effect of low earning and high housing costs in a community, and may reflect the inability of households to buy or rent housing which provides reasonable privacy for their residents. The Census defines overcrowded households as units with greater than 1.01 persons per room, excluding bathrooms, hallways and porches.

According to the 1990 Census, the incidence of overcrowding in Rolling Hills was minimal, with only 4 households (less than one percent of all City households) reporting more than one person per room. By comparison, over 19% of Los Angeles County households reported incidences of overcrowding. The 4 households defined as overcrowded in Rolling Hills are less a reflection of economic necessity and more likely reflective of preferences for large families and for choosing to have grandparents and other extended family members living in the same household. A low incidence of severe overcrowding is expected to continue through the current planning period.

### 3. Household Income

An important factor, with respect to housing affordability is household income. While upper income households have more discretionary income to spend on housing, low and moderate-income households are more limited in the range of housing they can afford. Table 6 summarizes 1990 Census income data for the City, presenting the number and percent of households by income range. According to the 1990 Census, the majority of City households had 1989 incomes over \$100,000 per year.

| <b>TABLE 6<br/>CITY OF ROLLING HILLS<br/>NUMBER AND PERCENT OF HOUSEHOLDS BY INCOME<br/>RANGE — 1990 Census</b> |                             |                                    |
|-----------------------------------------------------------------------------------------------------------------|-----------------------------|------------------------------------|
| <b>Income Range</b>                                                                                             | <b>Number of Households</b> | <b>Percent of Total Households</b> |
| Less than \$5,000                                                                                               | 8                           | 1%                                 |
| \$5,000 to \$9,999                                                                                              | 0                           | 0%                                 |
| \$10,000 to \$14,999                                                                                            | 14                          | 2%                                 |
| \$15,000 to \$24,999                                                                                            | 13                          | 2%                                 |
| \$25,000 to \$34,999                                                                                            | 4                           | 1%                                 |
| \$35,000 to \$49,999                                                                                            | 35                          | 5%                                 |
| \$50,000 to \$74,999                                                                                            | 42                          | 7%                                 |
| \$75,000 to \$99,999                                                                                            | 45                          | 7%                                 |
| \$100,000 to \$149,999                                                                                          | 119                         | 19%                                |
| \$150,000 or more                                                                                               | 357                         | 56%                                |
| <b>TOTAL HOUSEHOLDS</b>                                                                                         | <b>637</b>                  | <b>100%</b>                        |

Median income for Rolling Hills, according to the 1990 Census, was \$150,001. Compared to neighboring cities, the County of Los Angeles and the state of California, Rolling Hills is a wealthy community. As shown in Table 7, 1989 median household incomes for nearby cities were: \$79,797 for Rancho Palos Verdes, \$101,320 for Palos Verdes Estates, \$86,304 for Rolling Hills Estates, and \$36,422 for Lomita. For the County of Los Angeles, the 1989 median income was \$34,965, and for the state of California, the median income was \$35,798.



**TABLE 7**  
**CITY OF ROLLING HILLS, SURROUNDING CITIES AND COUNTY**  
**MEDIAN HOUSEHOLD INCOME — 1990 Census**

| <b>Jurisdiction</b>   | <b>Median Income<br/>1989</b> |
|-----------------------|-------------------------------|
| <b>Rolling Hills</b>  | \$150,001                     |
| Rancho Palos Verdes   | \$79,797                      |
| Palos Verdes Estates  | \$101,320                     |
| Rolling Hills Estates | \$86,304                      |
| Lomita                | \$36,422                      |
| Los Angeles County    | \$34,945                      |

Source: 1990 Census

The 1990 Census estimated that 42 Rolling Hills residents, approximately 2% of the City's population, had incomes below the poverty level. The Census also reported that no lower income household in the City paid over 30% of its income on housing. Because of the high cost of housing in the City (reference the Section II.C.5, *Housing Costs*, below), the population reported as below the poverty level were likely adult dependent householders (such as elderly relatives), those with high home equity reserves, or live-in help employed by resident households.

#### **4. Housing Affordability**

According to recent data from the State Department of Housing and Community Development (HCD)<sup>3</sup>, the year 2000 median income for a four-person household in Los Angeles County is \$52,100. The Department of Housing and Urban Development (HUD) in conjunction with HCD has developed the following income categories and their definitions (2000 income limits for a four-person household in Los Angeles County are indicated in parenthesis):

- Very Low Income - less than 50% of the County median (less than \$26,050)
- Low Income - between 51 and 80% of the County median (\$26,051 - \$41,680)
- Moderate Income - between 81 and 120% of the County median (\$41,481 - \$62,520)
- Upper Income - greater than 120% of the County median (\$62,521+)

State and Federal standards for housing overpayment are based on an income-to-housing cost ratio of 30% and above. Households paying greater than 30% have limited remaining income for other necessities such as food, clothing, and health care. Upper Income households are generally capable of paying a larger proportion of their income for housing; therefore, estimates of housing overpayment generally focus on lower income groups.

<sup>3</sup> State of California Housing and Community Development Department, *Income Limits Report*, March 2000.



Distinguishing between renter and owner housing overpayment is important because, while homeowners may over-extend themselves financially to afford the option of home purchase, the owner always maintains the option of selling the home. Renters, on the other hand, are limited to the rental market and are generally required to pay the rent established in that market. The 1990 Census data were used to assess the extent of housing overpayment. Renter housing costs include both contract rent and utility costs. Owner housing costs include monthly mortgage or similar payments, property taxes, fire and other insurance, and utilities.

The 1990 Census estimated that 10 or 1.5%, of the City's households were renters. Of those renters, none were found to pay more than 30% of their income on housing. Of the 626 owner households in 1990, comprising 98.5% of the total households, 185 were found to pay more than 30% of their income on housing. All of these owner households were identified in the upper income category. Based on this 1990 data, housing affordability for existing Rolling Hills' residents does not appear to be a problem for those Rolling Hills residents.

## **5. Special Needs Groups**

Certain segments of the population may have more difficulties in finding decent, affordable housing due to special circumstances. These "special needs" groups include the elderly, large families, disabled persons, female-headed households, farmworkers, and the homeless, and are required under State law to be addressed in the Housing Element. For the purposes of this Housing Element Update, the 1990 Census is the most recent count of special needs households available. The identified special needs groups are defined below:

**Elderly Households:** The special needs of many elderly households result from their limited, fixed incomes, physical disabilities and dependence needs. At the time of the 1990 Census, 45% of the City's households contained elderly members, aged 65 and older. In comparison, during this same period, the elderly households comprised 28% of total households in Los Angeles.

According to the 1990 Census, 6 persons aged 65 and over were reported to have incomes below the poverty level. These persons comprised less than 0.3% of the Rolling Hills population. Because of the high cost of housing in the City (reference the Section II.C.5, *Housing Costs*, below), these persons were likely elderly relatives living with their extended families, those with high home equity reserves, or live-in help employed by resident households. This information indicates that most of the City's elderly are able to afford adequate housing without assistance.

**Large Households:** Large households are identified in State housing law as a group with special housing needs based on the generally limited availability of adequately sized, affordable housing units. According to the 1990 Census, an estimated 20% of the City's households have five or more members. This high incidence of large households is reflective of the City's large unit sizes (over 30% of the houses in 1990 had 5 or more bedrooms), many of which include separate quarters for domestic help. While large families traditionally experience housing needs related to their lower incomes, large family households in Rolling Hills were identified as predominately upper income and adequately housed in the City's larger single-family homes. This information indicates that in Rolling Hills large households do not represent a special needs group.



**Disabled:** Physical handicaps can hinder access to housing units of conventional design as well as limit the ability of handicapped (or disabled) individuals to earn an adequate income. The proportion of disabled individuals is increasing nationwide due to overall increased longevity and lower fatality rates from accidents and disease. In 1990, an estimated 27 Rolling Hills residents had disabilities, comprising 1.4% of the City's population. Of these residents, 13 or 0.7% had a work disability, defined as a physical condition that impeded a person's ability to work. Sixteen or 0.9% had a public transportation disability, defined as a physical condition that presented difficulty in the use of public transportation.

The upper income character of Rolling Hills residents indicate that disabled persons in Rolling Hills can afford to modify their housing to accommodate special needs. Disabled elderly persons can also obtain assistance through senior services programs, including the congregate care, shared housing and equity conversion programs adopted as part of this element. (Reference Section VI. C., below.)

**Female-Headed Households:** Single-parent households require special consideration and assistance because of their greater need for day care, health care, and other facilities. Female-headed households with children in particular tend to have lower incomes, thus limiting housing availability for this group.

In 1990, Rolling Hills had an estimated 139 (or 22%) female-headed households. Of these female-headed households, about 22 households (or 3%) were reported by the 1990 Census to have incomes below the poverty level. Approximately half of those female households in Rolling Hills had dependent children.

Because of the high cost of housing in the City (reference the Section II.C.5, *Housing Costs*, below), female-headed in Rolling Hills households with incomes below the poverty level are to have other financial resources with which to pay for housing and other necessities. Based on this information, female-headed households in Rolling Hills do not appear to represent a special needs group.

**Farmworkers:** The special housing needs of many farmworkers stem from their low wages and the insecure nature of their employment. Only 13 Rolling Hills' residents were employed in the farming, forestry and fishing occupations in 1990. Because of Rolling Hills urban setting and the upper income character of its residents, persons employed in farming or related industries are likely to be managers or owners of farming operations. Consequently, there is not expected to be a demand for housing generated by farmworkers in the City.

**Homeless:** During the past decade, homelessness had become an increasingly reported problem throughout the state. Factors contributing to the rise in homelessness included the general lack of housing affordable to low and very low income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidies to the poor, and the de-institutionalization of the mentally ill.

There are currently a number of homeless facilities and service agencies registered with the County Housing Authority. One of these facilities is the Beacon Light Mission in Wilmington



that currently has 22 beds. The Mission is open to adults but will also accept families. While no one has been turned away from the dining tables in over a year, the beds are usually full. The Mission finds that the majority of its clients are people searching for work in the harbor area. Beacon Light Mission has served the homeless population since 1946. Also serving the Wilmington/San Pedro area is Rainbow Shelter, a facility for battered women and children. Rainbow Shelter provides shelter for up to 20 women and children and can refer potential clients to other similar services in Long Beach, West Covina, Carson and Hermosa Beach.

The Los Angeles Homeless Services Authority (LAHSA) operates Access Centers that are key entry points into homeless services throughout Los Angeles County, inclusive of Rolling Hills. The Centers serve as a one-stop shop for people with multiple needs. They offer on-site services including: mental health care, crisis counseling, case management, mail and message pick-up, child care, medical care, legal aid, job training, and substance abuse treatment. More than 15,000 clients a year use the Access Centers. The closest Centers to Rolling Hills are located in Long Beach, West Covina and Santa Monica.

Recent conversations with each of these agencies indicate that they are fully occupied, but have no record of patrons who have listed Rolling Hills as their previous place of residence. Part of the reason for this is that no commercial or social services providers exist in the City to attract homeless individuals or families. Additionally, Rolling Hills' gated entries, rugged terrain and wildlife provide an inhospitable environment for the homeless. Consequently, the City of Rolling Hills has no feasible or suitable sites for emergency shelters or transitional housing. Nor does the City have an identified homeless population. The City will coordinate with and direct any homeless person(s) to local social service providers if the need arises in the future.

## **C. Housing Characteristics**

A housing unit is defined as a house, apartment, or a single room, occupied as separate living quarters or, if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. A community's housing stock is the compilation of all its housing units.

### **1. Housing Growth**

Rolling Hills has been largely built out for the last thirty years. The supply of buildable land has become increasingly constrained by fires, landslides and identification of biologically sensitive species. During the past decade, the City has gained a net of 8 units. As shown in Table 8, Rolling Hills housing supply has grown from a 1990 count of 674 units to a 2000 count of 682 units, a one percent rate increase which is lower than most of its surrounding communities.



**TABLE 8**  
**HOUSING TRENDS**  
**ROLLING HILLS AND SURROUNDING CITIES AND COUNTY 1990 & 2000**

| <b>Jurisdiction</b>   | <b>Number of Housing Units</b> |                | <b>% Increase</b> |
|-----------------------|--------------------------------|----------------|-------------------|
|                       | <b>1990(a)</b>                 | <b>2000(b)</b> | <b>1993-2000</b>  |
| <b>Rolling Hills</b>  | <b>674</b>                     | <b>682</b>     | <b>1%</b>         |
| Rancho Palos Verdes   | 15,468                         | 15,742         | 2%                |
| Palos Verdes Estates  | 5,131                          | 5,211          | 2%                |
| Rolling Hills Estates | 2,873                          | 3,005          | 5%                |
| Lomita                | 8,255                          | 8,301          | 1%                |
| Los Angeles County    | 3,163,343                      | 3,272,169      | 3%                |

Source: (a) 1990 Census  
(b) State of California, Department of Finance, Estimate for January 2000.

While the limited availability of land suitable for residential development has resulted in only nominal increases in the City's housing stock, additional residential development has been occurring through redevelopment of existing units. Much of the City's housing stock was built in the 1950s, and is typified by 3,000 to 4,000 square-foot ranch style homes. As in many communities with a strong market for residential development and limited available land, Rolling Hills' older housing stock is being replaced with much larger, expansive units averaging 6,000 to 8,000 square feet in size, according to City building permit records. As presented in Table 9, in the five year period between June 1994 and June 2000, a total of 8 units were demolished in the City, 7 of which were replaced with newly constructed units. In addition, 5 new homes on previously demolished or vacant lots were constructed. This trend of residential recycling can be expected to continue and potentially increase as less vacant land is available for development.

**TABLE 9  
CITY OF ROLLING HILLS  
RESIDENTIAL RECYCLING ACTIVITY  
1994-2000**

|                               | Number of Housing Units |
|-------------------------------|-------------------------|
| New Units                     | 5                       |
| Replacement Units             | 7                       |
| Demolished Units              | 8                       |
| NET CHANGE IN NUMBER OF UNITS | 4                       |

Source: City of Rolling Hills Development Summary List Form, September 15, 2000.

## 2. Housing Type and Tenure

When Rolling Hills was originally laid out by A.E. Hanson in the 1930s, its 600 acres were divided into one and two-plus acre homesites. It was established as a private community governed by CC&Rs that run with the property in perpetuity and limit development to one-story single family homes on one- and two-acre lots. Many of the homesites contain steep slopes and canyons, with only small portions of the sites suitable for development. With incorporation of the area in 1957, the City's ability to zone the property was constrained by the CC&Rs minimum lot size, commitment to maintaining the area's rural character, as well as the physical constraints of the landform. Consequently, the City zoning established two residential zone districts: RA-S-1 (Residential Agriculture-Suburban Zone, one acre minimum) and RAS-2 (Residential Agriculture-Suburban Zone, two acre minimum).

The tenure distribution of a community's housing stock (owner versus renter) influences several aspects of a local housing market. Residential mobility is influenced by tenure, ownership housing



evidencing a much lower turnover rate than rental housing. Housing overpayment while faced by many households regardless of tenure, is far more prevalent among renters. Tenure preferences are primarily related to household income, composition, and age of householder.

As in any community with an exclusively single-family housing stock, the vast majority of Rolling Hills' households are owner-occupied. As noted above, the 1990 Census estimated that 1.5% of the City's households were renters.

### **3. Vacancy Rates**

According to the Regional Housing Needs Assessment (RHNA) prepared by SCAG, vacancy rates are the most straightforward indicator of existing housing need. The difference between current and optimal vacancy rates is a good measure of existing need. A 5% rental vacancy rate is considered necessary to permit ordinary rental mobility. In a housing market with a lower rental vacancy rate tenants will have difficulty locating appropriate units and strong market pressure will inflate rents. A 2% vacancy rate for owned housing is considered normal.

Department of Finance estimates (January 2000) for Rolling Hills indicate a current vacancy rate of 5.57%. This vacancy rate is higher than the 5% recommended by SCAG for renter housing, and substantially higher than the 2% vacancy for owned housing. Based on this vacancy data, there is ample housing supply in Rolling Hills to accommodate resident mobility.

### **4. Age and Condition of Housing Stock**

Most homes begin to exhibit signs of decay when they approach thirty years of age. Common repairs needed include new roofs, wall plaster and stucco. Homes thirty years or over with deferred maintenance require more substantial repairs, such as new siding, plumbing or multiple repairs to the roof, walls, etc. As indicated in Table 10, the majority of Rolling Hills' housing (78%) was constructed between 1940-1969. Due to a diminishing supply of available land, development in Rolling Hills slowed significantly in the mid 1970's and 1980's.



**TABLE 10**  
**CITY OF ROLLING HILLS**  
**AGE OF HOUSING STOCK: 1990**

| Year Built           | Units | % of Total |
|----------------------|-------|------------|
| 1939 or earlier      | 48    | 7%         |
| 1940-1949            | 95    | 14%        |
| 1950-1959            | 273   | 41%        |
| 1960-1969            | 107   | 16%        |
| 1970-1974            | 93    | 14%        |
| 1975-1978            | 31    | 5%         |
| 1979-March 1980      | 16    | 2%         |
| April 1980-Jan. 1989 | 11    | 1%         |
| Totals               | 674   | 100.00%    |

Source: 1990 Census

The fact that the large majority of the City's housing stock is owner-occupied, combined with the high quality of residential construction, has resulted in excellent upkeep of the City's units. According to the City code enforcement files and a recent windshield survey<sup>4</sup>, no significant housing condition problems have been identified.

Code enforcement in the City is the responsibility of the Community Development Department. The City Principal Planner or her designee makes regular site inspections in through the community. Any code enforcement violations noted by the Principal Planner or called in by a resident is typically handled by a site inspection and phone call to the resident causing the violation. If the phone call fails to resolve the violation, the Principal Planner will follow-up with a letter. The RHCA also gets involved in the resolution of code violations. There are very few code violations in the City of Rolling Hills, and during this planning period, all noted violations have been resolved with a phone call or a letter.

## 5. Housing Costs

**Ownership Housing:** The median value of homes in the Palos Verdes Peninsula is substantially higher than that for the County overall. According to the 1990 Census, the median value for owner-occupied single family homes on the Palos Verdes Peninsula, inclusive of the cities of Rolling Hills, Rolling Hills Estates, Palos Verdes Estates and Rancho Palos Verdes, was \$500,001. During this same period, the median value for an owner-occupied single family home in the County was \$226,400. The higher home values on the Palos Verdes Peninsula reflect the extremely high cost of land due to the proximity to the coast of the Pacific Ocean, dramatic rolling hills topography that tends to yield large lots, and opportunities for canyon, ocean and city views.

A current review of sale price for existing single family detached homes in Rolling Hills indicate that home prices range from \$929,000 to \$6,000,000, with a median home price of \$2,365,0185.

<sup>4</sup> The windshield survey was conducted December 12, 2000 by City Planning Director Lola Ungar and Planning Consultant, Joann Lombardo.

<sup>5</sup> HomeAdvisor.com, November 9, 2000.



Home prices vary within this range based on size of the lot, size and age of the home, views and amenities.

**Rental Housing:** The vast majority of Rolling Hills' households are owner-occupied, reflective of the City's highly valued single-family housing stock. A current review of for rent units in the Palos Verdes Peninsula found no listings in Rolling Hills.

**Housing Affordability:** Based on Federal and state guidelines that households should not spend more than 30% of their gross income on housing, Table 11 estimates the maximum housing costs affordable to Very Low Income, Low Income and Moderate Income households in Los Angeles County. In the case of rent, an allowance of \$100 per month for utilities is added to the overall per month housing costs. Renters may be required to cover water, sewer and trash pickup costs in addition to the usual electric, gas and phone. In the case of purchase, the 30% includes payment on principal and interest, and an assumed 1.25% allocation for taxes and homeowner insurance. In actuality, taxes and insurance may exceed the assumed 1.25% in newer areas subject to assessments, Mello-Roos districts or high fire hazard.

As illustrated in Table 11, for the County of Los Angeles, maximum housing costs affordable to a Very Low Income four-person household are \$84,945 to purchase a home and \$751 per month to rent a home. For a Low Income four-person household the maximum affordable housing costs are \$135,927 to purchase a home and \$1,142 per month to rent a home. For a Moderate Income four-person household the maximum affordable housing costs are \$203,893 to purchase a home and \$1,663 per month to rent a home. Housing above these rates is considered affordable to only Upper Income households.

With a median sales prices of a single-family home in Rolling Hills at \$2,365,018, the average monthly payment would be \$12,348, assuming a 20% downpayment and a 30 year loan at 7.37%. This monthly payment is well beyond the financial means of low and moderate income households.



**TABLE 11**  
**COUNTY OF LOS ANGELES**  
**AFFORDABLE HOUSING PRICES AND RENTS BY INCOME GROUP: 2000**

| Income Category | Median Income<br>(4-Person Household) | Maximum Home<br>Purchase Price | Maximum Home<br>Rental Rate    |
|-----------------|---------------------------------------|--------------------------------|--------------------------------|
| Very Low        | less than \$26,050                    | \$ 84,954                      | \$751 per month                |
| Low             | \$26,051 - \$41,680                   | \$135,927                      | \$1,142 per<br>month           |
| Moderate        | \$41,681 - \$62,520                   | \$203,890                      | \$1,663 per<br>month           |
| Upper           | \$62,521 and above                    | \$203,893 and<br>above         | \$1,663 per<br>month and above |

Note: Calculation of affordable rent is based on a monthly payment of 30% of gross household income.  
Calculation of affordable home sales price based on downpayment of 10%, annual interest rate of 8%, 30-year mortgage, and monthly payment of 30% of gross income.

#### **D. Assisted Housing At Risk Of Conversion**

State law requires the City to identify, analyze and propose programs to preserve housing units that are currently deed restricted to low income housing use and will possibly be lost as low-income housing as these deed restrictions expire. There are no identified at risk housing units in the City. No low income housing units in the City have been constructed with the use of federal assistance programs, state or local mortgage revenue bonds, redevelopment tax increments, in-lieu fees, or inclusionary housing ordinance or density bonuses. As a result, there is no housing at risk of losing its subsidized status, and no further discussion of at risk units is required.

### **III. CONSTRAINTS ON HOUSING PRODUCTION**

A variety of factors add to the cost of housing in Rolling Hills and constrain the provision of affordable units. These include market, governmental and infrastructure constraints. In Rolling Hills, additional constraints to development are imposed by the restrictions of the community's CC&Rs, and the land's unique geologic conditions and environmental resources.

#### **A. Market Constraints**

The high cost of renting or buying housing is the primary ongoing constraint to providing adequate housing in the City of Rolling Hills. High construction costs, labor costs, land costs, maintenance and market financing constraints all contribute to limit the availability of affordable housing.



## **1. Land Costs**

The single largest cost associated with building a new house in Rolling Hills is the cost of land. Land costs include the cost of raw land, site improvements, and all costs associated with obtaining government approvals. Like the entire Palos Verdes Peninsula, land costs are extremely high in Rolling Hills due to its proximity to the Pacific coast, dramatic rolling hills topography that tends to yield large lots, and opportunities for canyon, ocean and city views. Average cost for an undeveloped, unimproved parcel of residential land in the City is \$1,000,000<sup>6</sup>. In addition to raw land costs, site improvements contribute to the cost of land in the City. The remaining vacant parcels in the City have severe topographic and/or geologic constraints that would necessitate significant grading to accommodate development. The extremely high land costs would make construction of lower income housing in the City impossible without government subsidy.

## **2. Construction Costs**

A major cost associated with building a new house is the cost of building materials, which typically comprise between 40 to 50% of the for-sale price of a home. According to construction industry indicators, overall construction costs rose over 30% during the past decade, with rising energy costs a significant contributor. Typical residential construction costs for high quality homes like those found in Rolling Hills range from approximately \$80 to \$96 per square foot<sup>7</sup>. Types of residential amenities (e.g., pools, fire places, porches) and construction materials further increase the cost of construction.

Labor is another major cost component in building a house, constituting an estimated 17% of the costs of constructing a single-family dwelling.

Construction costs are generally controlled by the market, and types of amenities and construction materials are generally selected at the discretion of the property owner and/or developer. However, the City Zoning Ordinance allows for manufactured housing units that can help to reduce residential construction costs.

## **3. Financing**

Home mortgage interest rates at the present time are relatively low. A fixed rate 30-year loan for a new home currently carries interest rates from 7 to 9%. Lower initial rates are available with Graduated Payment Mortgages (GPMs), Adjustable Rate Mortgages (ARMs), and Buy-Down Mortgages.

Interest rates at the present time are not a constraint to affordable housing. Financing for both construction and long term mortgages is generally available in Rolling Hills subject to normal underwriting standards. However, a more critical impediment to homeownership involves both the affordability of the housing stock and the ability of potential buyers to fulfill down payment requirements. Typically, conventional home loans will require 10 to 20% of the sale price as a

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<sup>6</sup> Average land cost provided by City of Rolling Hills Planning Department, December 2000.

<sup>7</sup> Residential Estimator 7, Marshall & Swift, 2000.



down payment, which is the largest constraint to first time homebuyers. Flexible loan programs help bridge the gap between the down payment and a potential homeowner's available funds.

There is little that local governments can do to affect mortgage rate and down payment obligations. Jurisdictions with housing set-aside monies pursuant to the California Community Redevelopment Law, can offer interest rate write-downs to extend home purchase opportunities to lower income households. However, the City of Rolling Hills does not have redevelopment in place and does not have access to housing set-aside funds, making this option infeasible.

## **B. Governmental Constraints**

Housing affordability is affected by factors in both the private and public sectors. Actions by the City can have an impact on the price and availability of housing in the City. Land use controls, site improvement requirements, building codes, fees and other local programs intended to improve the overall quality of housing may have the unintended consequence of serving as a constraint to housing development.

### **1. Land Use Controls**

Land Use Controls are established by the City's Land Use Element, Zoning Ordinance, and Community Association Building Regulations. The Rolling Hills Land Use Element provides for two residential categories: Residential Estate - one acre minimum (RA-S-1) and Residential Estate - two acre minimum (RA-S-2). As summarized in Table 12, building coverage is limited to twenty percent of the net lot area. Total lot coverage (structures and hardscape) is limited to thirty-five percent of the net lot area; maximum disturbed area is limited to forty percent of the net lot area; and building height is restricted to one-story. These development standards reflect the requirements of the CC&Rs and therefore do not themselves constrain housing supply. A copy of the RA-S Zone section of the Zoning Code is included as Appendix B of this document.

A minimum of two covered parking spaces are required for each dwelling unit. This parking requirement can easily be met on the City's large residential parcels. The parking standard is appropriate given the high number of automobiles per household in Rolling Hills, and the fact that there are no sidewalks, curbs or gutters on the private streets which are too narrow to permit on-street parking. The City has implemented in its Zoning Ordinance standards to allow the development of manufactured homes in its residential zones.



**TABLE 12**  
**CITY OF ROLLING HILLS**  
**SUMMARY OF DEVELOPMENT STANDARDS**

|                         |                                                                                        |
|-------------------------|----------------------------------------------------------------------------------------|
| Setbacks:               |                                                                                        |
| Front yard:             | 50 feet from front easement line* in RA-S-1 and RA-S-2 Zones                           |
| Side yards:             | 20 feet from properly line in RA-S-1 Zone<br>35 feet from property line in RA-S-2 Zone |
| Rear yard:              | 50 feet from property line in RA-S-1 and RA-S-2 Zones                                  |
| Density                 | RA-S-1: one-acre minimum<br>RA-S-2: two-acre minimum                                   |
| Structural Lot Coverage | 20% of net lot area maximum                                                            |
| Total Lot Coverage      | 35% of net lot area maximum                                                            |
| Building Pad Coverage   | 30% of coverage                                                                        |
| Maximum Disturbed Area  | 40% of net lot area                                                                    |
| Maximum Height          | Single-story                                                                           |

Source: City of Rolling Hills

\*Note: All property is Rolling Hills is subject to perimeter easements varying in width around each property boundary and in some instances, road easements, granted by the property owner to the Community Association, a corporation, or another person or entity for the purpose of construction and/or maintenance and use of streets, driveways, trails, utilities, drainage facilities, sewers, open space, and/or a combination of these uses. The Community Association requires that all easements must be kept free of buildings, fences, plantings or other obstructions.

The City defines a second unit as a detached or attached dwelling unit which provides complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, cooking, and sanitation, on the same parcel as the primary residential structure. State law encourages the development of second units on single-family lots. The City of Rolling Hills permits guest houses, attached or detached to the main residence, that may have separate living and bath quarters, but not separate kitchen and dining facilities. Because of the unique infrastructure, geologic and fire safety constraints within Rolling Hills, second units may pose adverse impacts on public health, safety and welfare. The City of Rolling Hills has adopted an ordinance that prohibits second units on single-family lots; a copy of this ordinance is contained in Appendix C of this document. The ordinance makes the following findings that specify the adverse impacts on public health, safety and welfare that would result from allowing second units, and which justify their preclusion in Rolling Hills:

- *Lack of Sewers* - Development of second units could potentially double the amount of sewage effluent currently entering the soil thereby exacerbating soil stability problems.
- *Geologic Setting* - Numerous active landslides in Rolling Hills greatly diminish development potential and call for caution in increasing densities.



- *Rural Design and Community Roadway Character* - The current capacity, design, and topographic constraints of the City roadways indicate increased residential densities would compromise traffic safety.
- *Fire Flow Requirements* - The introduction of second units in Rolling Hills would change the infrastructure requirements on water pressure in the City, and as the City has no funds to revamp the water system, fire fighting capabilities would be compromised due to reduction in water pressure.

The existing zoning standards respond to the unique physical, health, and safety aspects of the City. Based on infrastructure, geologic and environmental constraints, most land in the City has developed at a density less than that permitted by City zoning. The City's General Plan indicates that 70% of developed residential land has a density less than one unit per two acre. City zoning standards are considered to be appropriate given the topographic, geologic, infrastructure and contractual constraints in the City.

## **2. Fees and Improvements**

Various fees and assessments are charged by the City and other agencies to cover the costs of processing permits and providing services and facilities, such as utilities, schools, and infrastructure. Almost all of these fees are assessed through a pro rata share system based on the magnitude of the residence's impact or on the extent of the benefit that will be derived.

A summary of residential development fees in the City is presented in Table 13. Costs required for all residential development projects are indicated. These costs include various City fees, school impact fees, water service fees, environmental review fees and a RHCA fee. Costs required for special circumstances apply to residential developments requiring greater discretionary reviews.



**TABLE 13**  
**CITY OF ROLLING HILLS**  
**SUMMARY OF RESIDENTIAL DEVELOPMENT FEES**  
**(October 2000)**

| Type of Fee                                  | Cost                                                                                                                                                                                                                                                                                               |
|----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>All new residential development</b>       |                                                                                                                                                                                                                                                                                                    |
| Building Permit                              | 2-1/2 times the amount set in the County Building Code.                                                                                                                                                                                                                                            |
| Plan Check Fees                              | Based upon building valuation. Assessed by County of Los Angeles.                                                                                                                                                                                                                                  |
| Plumbing, Mechanical, and Electrical Permits | County assessment based upon the number of fixtures, outlets, switches, and panels. City fee is 2-1/2 times the amount set forth by the County.                                                                                                                                                    |
| Park and Recreation Fund Fee                 | Each new residence pays 2% of the first \$100,000 in building valuation, plus an additional .5% for the remaining balance.                                                                                                                                                                         |
| School Fee                                   | \$1.50 per square foot of habitable living space.                                                                                                                                                                                                                                                  |
| Site Plan Review                             | \$1,500.                                                                                                                                                                                                                                                                                           |
| Water Service                                | Option 1: \$600 Hydrant Meter Deposit, plus service charge for the amount of water used during construction.<br><br>Option 2: No hook-up fee. Meter fees determined by the size of meter and the number of mixtures. Does not include service charge for amount of water used during construction. |
| Environmental Review                         | 200 + County and State fees                                                                                                                                                                                                                                                                        |
| RHCA                                         | \$.20 per \$100 of assessed valuation                                                                                                                                                                                                                                                              |
| <b>Special Circumstance Fees</b>             |                                                                                                                                                                                                                                                                                                    |
| Traffic Commission Review                    | \$300                                                                                                                                                                                                                                                                                              |
| Zone Change/Amendment                        | \$2,000                                                                                                                                                                                                                                                                                            |
| View Impairment Committee Review             | \$500                                                                                                                                                                                                                                                                                              |
| Variance                                     | \$1,250                                                                                                                                                                                                                                                                                            |
| Tentative Parcel Map                         | \$1,500 + County fees plus 20%                                                                                                                                                                                                                                                                     |
| Tentative Tract Map                          | \$1,500 + County fees plus 20%                                                                                                                                                                                                                                                                     |
| Negative Declaration                         | \$1,300                                                                                                                                                                                                                                                                                            |
| Environmental Impact Report                  | City Consultant fee plus 20%                                                                                                                                                                                                                                                                       |

Source: City of Rolling Hills

The majority of City building and plan check fees have remained unchanged for the past ten years, indicating that the fees do not present an excessive constraint to development.



### **3. Processing Times**

The City typically requires two to three months to complete the processing of a residential development application. This timing complies with the time limit requirements established by Sections 65943 and 65950 of the Government Code, and does not present an excessive constraint to development.

### **C. Contractual Constraints**

Development in Rolling Hills is controlled through both City enforced zoning and privately enforced CC&Rs. City zoning does not in itself constrain housing development. Reducing zoning standards or increasing densities would not modify the development limitations dictated by the CC&Rs, which control density

Virtually all of the land in Rolling Hills is subject to the CC&Rs established in 1936 by the Palos Verdes Corporation. Exceptions to CC&R controlled land include the civic center, fire station site and scattered public open space sites. These CC&Rs set forth two classifications of property and restrict the development and use of property within each classification to either only single family or single family and limited public use. Neither classification allows for the development of multi-family housing or for commercial, office or industrial activity. The CC&Rs establish minimum parcel and dwelling unit sizes, and require approval by the RHCA Architecture Committee of all new development. (A copy of the zoning provisions established by the CC&R s is contained in Appendix D of this document.)

### **D. Infrastructure Constraints**

Another factor adding to the cost of new construction is the limited availability of infrastructure, specifically streets, sewer and water.

#### **1. Streets**

Rolling Hills has no public roads or streets. Use of privately owned roadways requires approval of the RHCA. The City's privately owned road network is typified by winding roads with a 15 to 25 foot paved cross-section lacking in curbs, gutters and sidewalks. Narrow road width, coupled with steep grades and private roadways, effectively precludes public transit within the City. The City's circulation infrastructure is not conducive to higher density housing.

#### **2. Wastewater Disposal**

With the exception of thirteen residences that have individually or through the creation of a small sewer district hooked in with adjacent jurisdiction's sewer systems, there is no sanitary sewer system in Rolling Hills. Residences are served by individual septic tanks and leach lines. Insofar as the City remains on a septic system, this will prevent the development of higher density housing, including the construction of second units. Potential for additional sewer hook-ups is limited due to



the prohibitive cost associated with extending sewer lines for long distances from County sewer lines, and the inability of the City to subsidize these costs.

### **3. Fire Flow Requirements**

As noted above, water pressure in the City is limited, and additional development beyond that anticipated by the City General Plan, would reduce water pressure and compromise fire fighting capabilities.

### **E. Geologic Constraints**

The Rolling Hills landscape is comprised of a system of rolling hills, steep canyons and blue-line streams. It has been described as having the most severe terrain of any jurisdiction in Los Angeles County. Slopes of 25 to 50% are present on virtually every remaining undeveloped parcel in the City. Development on such severely sloped parcels requires substantial modification to the natural terrain that significantly adds to the cost of development. The extreme topography present in Rolling Hills serves as a significant constraint to the development of affordable housing.

Rolling Hills experiences recurring problems of landslides that damage or destroy homes and present risks to human health and safety. Numerous active landslides and faults render significant areas of the City unsafe for development. The danger of increased soil instability particularly if higher density development is constructed, would contribute to potential risk to human life as well as to physical improvements. As depicted in Figure 2, Seismic Hazards, the majority of land in the City is located in earthquake-induced landslide areas. These are areas where previous landslide movement has resulted in permanent ground displacement. The California Division of Mines and Geology designates these area as seismic hazards requiring mitigation.

Building at the head of a landslide can decrease the bedrock strength along an existing or potential rupture surface and 'drive' the landslide down slope. Improper grading practices can also trigger existing landslides. The Safety Element sets forth policies to restrict new development and expansion of existing development in areas susceptible to landsliding.

The City has developed a Site Plan Review Ordinance to prevent erosion and landslides and preserve Rolling Hills natural hillside topography. The Ordinance prohibits extensive grading and recontouring of existing terrain. The City has adopted the County of Los Angeles grading standards with some modifications necessary to ensure slope stability. The City requires that all soil be balanced on-site, which is necessary because export of materials is not practical due to the narrow roadways and fragile road surfaces. The RHCA also restricts the use of the streets for soil export due to potential impacts on street condition and public safety.

The first part of the report is a general introduction to the project. It describes the purpose of the study, the objectives, and the scope of the work. The second part is a literature review, which discusses the current state of knowledge on the topic. The third part is a description of the methodology used in the study. The fourth part is a presentation of the results of the study. The fifth part is a discussion of the results, and the sixth part is a conclusion.

## 2. Literature Review

The literature review is a critical analysis of the existing research on the topic. It identifies the key findings of previous studies and discusses their implications for the current study. The review is organized into three main sections: theoretical background, empirical research, and policy implications. The theoretical background section discusses the concepts and theories that underpin the study. The empirical research section discusses the findings of previous studies and their methodological strengths and weaknesses. The policy implications section discusses the implications of the research for policy-making.

The literature review identifies several key findings from previous studies. First, it shows that there is a strong positive relationship between the independent variable and the dependent variable. Second, it shows that the relationship is mediated by the mediating variable. Third, it shows that the relationship is moderated by the moderating variable.

The literature review also identifies several methodological strengths and weaknesses of previous studies. One strength is the use of a large sample size, which increases the statistical power of the study. Another strength is the use of a randomized controlled trial, which helps to establish causality. However, there are also several weaknesses. One weakness is the lack of control for confounding variables. Another weakness is the use of self-reported data, which may be subject to bias.

The literature review concludes by discussing the implications of the research for policy-making. It suggests that the findings of the study have important implications for the development of policy. For example, the findings suggest that the independent variable should be increased in order to achieve the desired outcome. The review also suggests that the mediating variable should be targeted in order to achieve the desired outcome.





#### Earthquake-Induced Landslides

Areas where previous occurrence of landslide movement, or local topographic, geological, geotechnical and subsurface water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2683(c) would be required.

**Figure 2. Seismic Hazards**

DATA AND METHODOLOGY USED TO DEVELOP  
THIS MAP ARE PRESENTED IN THE FOLLOWING:

Seismic Hazard Evaluation of the Torrance 7.5 minute quadrangle, Los Angeles County,  
California: California Division of Mines and Geology, Open-File Report 98-26.



Figure 1. Map of the study area showing the location of the sampling stations. The map includes the coastline of the study area and the locations of the sampling stations, which are marked with numbers 1 through 10. The map is oriented diagonally on the page.

Figure 1. Map of the study area showing the location of the sampling stations.

The map shows the coastline of the study area and the locations of the sampling stations, which are marked with numbers 1 through 10. The map is oriented diagonally on the page.



## **F. Environmental Constraints**

Rolling Hills supports a wide variety of plant and wildlife. Many of these species are either listed or considered for listing by the U.S. Department of Fish and Wildlife and/or the California Department of Fish and Game. These species include the Palos Verdes Blue butterfly, the California Gnatcatcher, the Pacific Pocket Mouse, the San Diego Horned Lizard, and Brackishwater snail. The community is also underlain with blue-line streams that are under the jurisdiction of the Army Corps of Engineers.

Development that intrudes on these environmental constraints must provide mitigation satisfactory to the overseeing federal and state agencies. Typical mitigation is the preservation of habitat area, further restricting the potential land available for development.

## **IV. HOUSING ASSESSMENT SUMMARY**

Housing Element law requires cities to meet both local and regional housing needs. Rolling Hills local housing needs are discussed in Sections II and III above, and summarized below. Rolling Hills regional housing needs are established by the Southern California Association of Governments (SCAG), and are summarized below. The Housing Plan, presented in Section VI that follows, will establish specific policies and programs to address these identified housing needs.

### **A. Local Housing Assessment**

The local housing needs assessment for Rolling Hills, discussed in Section II, describes the City as an affluent community with no affordable housing needs. However, data regarding special housing needs indicate that the City has a large elderly population. Although available data suggests that the City's elderly population has no housing affordability needs, members of Rolling Hills' elderly population may require senior assisted living arrangements. Section VI.C. of this Element presents programs for addressing these senior housing needs.

### **B. Regional Housing Assessment**

State law requires jurisdictions to provide for their share of regional housing needs. As part of the Regional Housing Needs Assessment (RHNA), the Southern California Association of Governments (SCAG) determines the five year housing growth needs by income category for cities within its jurisdiction, inclusive of the City of Rolling Hills. RHNA determinations for the City of Rolling Hills during this planning period through 2005 are presented in Table 14.

The City's ability to meet these regional needs is seriously constrained by the market, contractual, infrastructure, geologic and environmental conditions that limit the development potential of Rolling Hills.



**TABLE 14**  
**CITY OF ROLLING HILLS**  
**RHNA NEW HOUSING CONSTRUCTION NEEDS BY INCOME GROUP**

| Income Category                                 | Housing Unit<br>Construction Need by<br>Income Group | Housing Unit<br>Construction Need<br>by Income Group | Percent of<br>Need by<br>Income<br>Group |
|-------------------------------------------------|------------------------------------------------------|------------------------------------------------------|------------------------------------------|
|                                                 | <u>5-Year Planning<br/>Period through 2005</u>       | <u>Annual Need through<br/>2005</u>                  |                                          |
| Very Low (0-50% County median income)           | 8                                                    | 1.6                                                  | 14%                                      |
| Low (50-80% County median income)               | 5                                                    | 1.0                                                  | 8%                                       |
| Moderate (80-120% County median income)         | 7                                                    | 1.4                                                  | 11%                                      |
| Above Moderate (over 120% County median income) | 40                                                   | 8.0                                                  | 67%                                      |
| Total Housing Unit Construction Need            | 60                                                   | 12                                                   | 100%                                     |

Source: SCAG Construction Needs, September 2000

## V. HOUSING OPPORTUNITIES

This section of the Housing Element evaluates the potential additional residential development that could occur in Rolling Hills pursuant to the General Plan and Zoning Ordinance. Opportunities for energy conservation in residential development are reviewed. Potential financial resources available to support the provision of affordable housing are also summarized.

### A. Availability Of Sites For Housing

In order to assess future residential development potential in Rolling Hills, an inventory of residentially-zoned vacant parcels has been prepared and evaluated in terms of the actual capability of parcels to accommodate residential development. In addition, large parcels which are currently developed but which have the potential for further subdivision have also been evaluated. With the majority of the City's developable residential acreage already built out, many of the remaining vacant parcels are characterized by physical constraints which preclude their development. These constraints are primarily related to severe topography and/or existing landslides. Of the total 203 acres of vacant residential land identified in the Land Use Element approximately 172 acres are physically suitable to accommodate residential development.

Figure 3 illustrates those parcels which have been identified as appropriate for residential development; Table 15 quantifies the number of dwelling units which could be accommodated on



these parcels. All of these parcels are subject to CC&Rs. A single 63-acre parcel known as Storm Hill currently has an active proposal before the City to develop 4 single family homes on the site. Although zoning would permit development of 25 units on the site, its development site is constrained by landslide and protected biological resources. Other vacant lots in the Flying Triangle area are considered unbuildable due to landslide hazards.

Aggregating the development potential on available vacant lots, the City can accommodate a maximum of an additional 29 dwelling units.

Non-residential properties in Rolling Hills are limited to public and institutional uses. None of these uses are anticipated to be redeveloped within the time frame of this element.

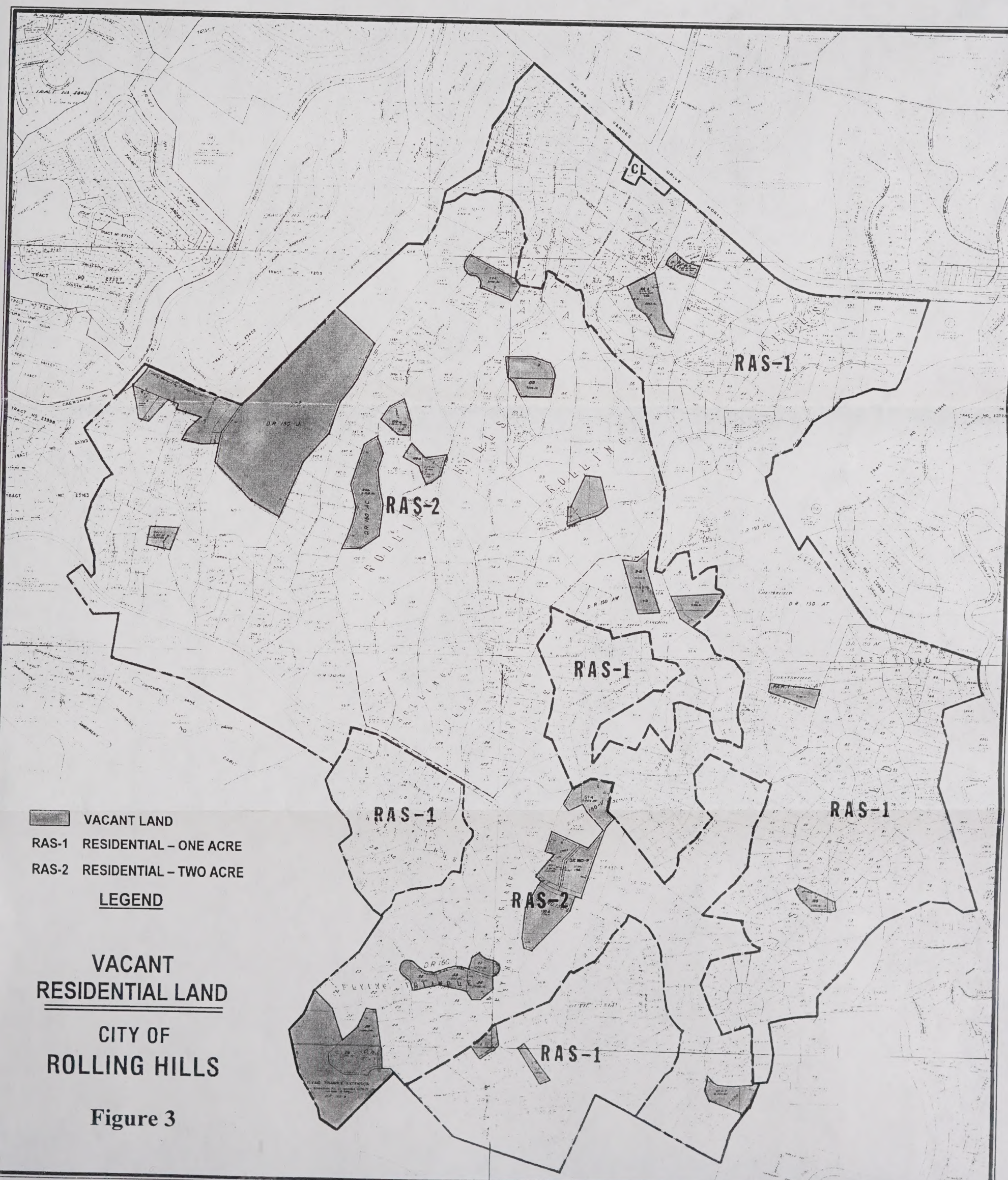
**TABLE 15**  
**CITY OF ROLLING HILLS**  
**FUTURE RESIDENTIAL DEVELOPMENT POTENTIAL**

| MAXIMUM POTENTIAL INCREASE IN DUs |       |
|-----------------------------------|-------|
| Zone                              | Total |
| RA-S-1                            | 6     |
| RA-S-2                            | 23    |
| TOTAL                             | 29    |

Source: City of Rolling Hills







■ VACANT LAND  
RAS-1 RESIDENTIAL - ONE ACRE  
RAS-2 RESIDENTIAL - TWO ACRE  
LEGEND

VACANT  
RESIDENTIAL LAND  
CITY OF  
ROLLING HILLS

Figure 3









# City of Rolling Hills

INCORPORATED JANUARY 24, 1957

## APPENDIX E

NO. 2 PORTUGUESE BEND ROAD

ROLLING HILLS, CALIF. 90274

(310) 377-1521

FAX: (310) 377-7288

E-mail: cityofrh@aol.com

August 9, 2000

Ms. Jan Debay  
Chair of SCAG Growth Visioning  
For a Sustainable Region Subcommittee of CEHD  
Southern California Association of Governments  
818 West Seventh Street  
Los Angeles, CA 90017-3435

Attention: Mr. Jim Jacob

SUBJECT: CITY OF ROLLING HILLS 2010 — 2025 POPULATION, HOUSEHOLD AND  
EMPLOYMENT GROWTH FORECASTS

Dear Ms. Debay:

This letter is in response to the 2010 — 2025 population, household and employment growth forecasts for the City of Rolling Hills which is a part of the South Bay Cities Subregion that were sent out by SCAG in February, 2000.

We informed SCAG that the draft growth forecasts for the City of Rolling Hills are too high. We requested the reduction by 50% of the growth forecasts but those requests were not accepted. We also attended meetings with other South Bay Cities regarding the forecasts and were told that if the forecasts of protesting cities were reduced, then the forecasts of those cities who had not protested would be increased.

Rolling Hills is a private gated community that is entirely residential with 682 single-family estate-size residences (2000 figures) and a population of 2,066 persons (State Department of Finance estimate) that is not yet substantiated by the U.S. Census. Half the population is over 45-years old. The City is almost completely built out with very few available or buildable new building sites. There are no commercial or industrial uses within the City. The City is also constrained by the fact that all territory in the City is subject to long-standing CC&Rs adopted prior to the incorporation of the City that strictly limit the type and density of development in the City. Those CC&Rs are administered and enforced by the Rolling Hills Community Association, a separate legal entity. Each year there are only 1 to 2 new residential structures constructed, and of these, most are teardown replacement residences.

Since the 1990 census, the population of 1,871 persons increased by 195 persons to 2,066 according to the State Department of Finance, a rate of 10.4%. With today's Department of Finance estimate of 2,066 persons (not yet verified by the U.S. Census) and taking into account community constraints, there is no rationale for SCAG's estimate for the year 2010 showing an increase of 300 persons, a 14.5% increase, and an increase of 1,056 persons for the year 2025, a 33.8% increase.

In January, 1989, SCAG established 40 housing units as Rolling Hills regional share for 1989-1994. In that time period, 15 new housing units were constructed, 5 of which were additional units. Since 1994, 12 new housing units were constructed, 5 of which were additional units, and 3 units were demolished and not replaced, for a net housing unit gain of 2 additional units. That is an increase of 7% in 10 years. Therefore, since 1989, only 7 additional units were and are under construction. With today's total residences of 682, the estimate of 131 new structures by 2010 and 597 new structures by 2025 of Household Growth input is not reasonable when new construction of single-family estate-size residences have been mostly replacement teardowns. Let us repeat, each year there are only 1 to 2 new residential structures constructed, and of these, most are teardown replacement residences.



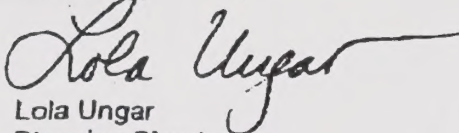
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We do not question the employment forecasts as they seem to be reasonable.

In conclusion, to accurately represent the City of Rolling Hills in the regional modeling process and taking into account community constraints, it appears that the progressive increase estimates for population should be lowered to 10.4% for each 10 year period and the household units should be lowered to 7% for each 10 year period.

Thank you for your cooperation. Feel free to call me if you have any questions at (310) 377-1521.

Sincerely,

  
Lola Ungar  
Planning Director

cc: Mr. Craig Nealis, City Manager



## **B. Residential Development Potential Compared to**

### **1. Housing Supply**

As indicated in Table 14 above, the RHNA prepared by SCAG identifies a future housing need for Rolling Hills of 60 units to be developed over the next five years (2000-2005). The residential land inventory for Rolling Hills (Table 15 above) identifies the potential for a maximum development of 29 additional single-family dwelling units, indicating the City is unable to accommodate the designated share of regional housing needs within its boundaries.

As discussed in Section I. A. of this Element, development in the community is physically limited due to its unique land form constraints, which include:

- Steeply sloping hillsides
- Landslide hazards
- Lack of urban infrastructure, specifically sewer
- Danger of wildland fires
- Sensitive animal habitats and species

In addition, new development is further constrained by restrictions of the RHCA enforceable CC&Rs that run with the property in perpetuity. These CC&Rs have been in place prior to the City's incorporation, and continue to restrict development based on the community's unique constraints.

Throughout the two year RHNA process, Rolling Hills has continued to inform SCAG that the RHNA allocations for its community are too high, and has requested a 50% reduction consistent with the number of potential units at full City build-out. Rather than reduce the City's RHNA allocation as requested, SCAG increased the City's share from 57 units (as presented in SCAG's April 1999 *Housing Needs Assessment*) to the current count of 60 units. The City's concerns are documented in an August 9, 2000 letter to Ms. Jan Debay, Chair of SCAG Growth Visioning, attached as Appendix E to this Element. Neither Ms. Debay nor any other SCAG representative has responded to the City's concerns.

### **2. Housing Affordability**

The State Department of Housing and Community Development (HCD) uses the following general affordability and development density guidelines for urban areas to evaluate the adequacy of available sites to fulfill a city's share of regional housing needs:

- Very Low Income – 25 dwelling units per acre (du/ac)
- Low Income – 18 du/ac
- Moderate Income – 8 du/ac



As discussed above, growth in the City is limited, and high-density development is severely constrained by its physical and environmental constraints, as well the RHCA CC&Rs. The adopted City zoning densities of one or two acre lots is based on infrastructure, geologic and environmental constraints. In many instances, only a small portion of the one and two acre lots are buildable, with the majority of the land constrained by steep slopes and canyons.

The City of Rolling Hills clearly does not have available residential sites at densities high enough to meet the RHNA project affordable housing needs for very low, low and moderate income households. The City will have sufficient sites to accommodate a maximum of 29 of the 40 RHNA projected dwelling unit needs for above moderate income units during the five year planning period.

## **2. Availability of Public Services and Facilities**

As discussed in Section III.D above, infrastructure in the City is limited. New construction over most of the 29 sites available may not be feasible due to the inability to construct streets, sewer and water systems to accommodate additional development. Expansion of these infrastructure systems also is not feasible because topographic and geologic constraints make such improvements cost prohibitive. In addition, expansion of infrastructure systems may cause the following adverse impacts on public health, safety and welfare:

- *Geologic Setting* - Numerous active landslides in Rolling Hills greatly diminish development potential and call for caution in expanding infrastructure and increasing densities.
- *Rural Design and Community Roadway Character* - The current capacity, design, and topographic constraints of the City roadways indicate increased residential densities would compromise traffic safety.
- *Fire Flow Requirements* — There is limited water pressure in the City, and as the City has no funds to revamp the water system. Fire fighting capabilities would be compromised due to reduction in water pressure.

## **C. Opportunities for Energy Conservation**

Under current law, this Rolling Hills Housing Element must include the following:

Analysis of opportunities for energy conservation with respect to residential development. Government Code Section 65583(a)(7).

The Legislature in 1974 created the California Energy Commission to deal with the issue of energy conservation. The Commission in 1977 adopted conservation standards for new buildings. The Legislature directed the Commission to periodically improve the standards to account for state-of-the-art energy efficient building design. The Commission has adopted revised energy standards for new residential buildings. The revised energy conservation standards for new residential buildings have been placed in Title 24 of the California Administrative Code. The new standards apply to all



new residential buildings and additions to residential buildings. The regulations specify energy saving design for walls, ceilings and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards, and the use of nondepleting energy sources, such as solar energy or wind power.

The Rolling Hills Open Space and Conservation Element establishes a policy to permit the use of solar panels to maximize energy efficiency. In addition, the following residential energy design standards can be applied to reduce energy costs.

- Glazing - Glazing on south facing exterior walls allows for winter sunrays to warm the structure. Avoidance of this technique on the west side of the unit prevents afternoon sunrays from overheating the unit.
- Landscaping - Strategically placed vegetation reduces the amount of direct sunlight on the windows. Incorporation of deciduous trees in the landscaping plans along the southern area of units reduces summer sunrays, while allowing penetration of winter rays to warm the units.
- Building Design - The implementation of roof overhangs above southerly facing windows shield the structure from solar rays during the summer months.
- Cooling/Heating Systems - The use of attic ventilation systems reduces attic temperatures during summer months. Solar heating systems for swimming pool facilities saves on energy costs. Natural gas is conserved with the use of flow restrictors on all hot water faucets and showerheads.
- Weatherization Techniques - Weatherization techniques such as insulation, caulking, and weatherstripping can reduce energy use for air-conditioning up to 55% and for heating as much as 40%. Weatherization measures seal a dwelling unit to guard against heat gain in the summer and prevent heat loss in the winter.
- Efficient Use of Appliances - Each household contains a different mixture of appliances. Regardless of the mix of appliances present, appliances can be used in ways that increase their energy efficiency. Unnecessary appliances can be eliminated, proper maintenance and use of the stove, oven, clothes dryer, clothes washer, dishwasher, and refrigerator can also reduce energy consumption. New appliance purchases of air-conditioning units and refrigerators can be made on the basis of efficiency ratings. The State prepares a list of air-conditioning and refrigerator models that detail the energy efficiency ratings of the product on the market.
- Efficient Use of Lighting - Costs of lighting a home can be reduced through purchase of light bulbs which produce the most lumens per watt, avoidance of multi-bulb mixtures and use of long life bulbs and clock timers on security buildings.



## D. Financial Resources

Development of affordable housing in Rolling Hills would require extraordinary financial assistance to develop. Assuming the other constraints previously discussed could be eliminated, potential sources of such assistance and the applicability to Rolling Hills must be examined.

The availability of Federal and State funding sources is subject to many limitations. Many types of government assistance are conditioned upon the existence of populations in need of assistance or housing stock conditions requiring repair or rehabilitation. The absence of in need populations and deteriorated housing in Rolling Hills renders the City ineligible for many types of assistance. In addition, high housing values in the City preclude the use of the Section 8, Housing Voucher Assistance Payments Program. Under that program, the Department of Housing and Urban Development (HUD) provides subsidies to landlords under certain conditions. Only housing units with rents at or below maximum rent levels set by HUD for each county are eligible to receive subsidies. Rents in the City far exceed maximum allowable levels payable under the Section 8 Program.

One source of housing assistance used by many local governments is money derived from redevelopment project tax increment. This source is unavailable, however, because the City has no redevelopment areas and the absence of blight in the City precludes the formation of a redevelopment area. The City's limited financial resources further preclude the use of City General Fund monies for housing assistance.

The absence of federal, state and local funding sources for affordable housing in Rolling Hills, coupled with the high cost of land and construction, act as a significant constraint to the provision of affordable housing in the City. Private financing of affordable housing is also unlikely given the low densities required by the CC&Rs and by the topography of the City.

Although many available funding sources would not be available to Rolling Hills at this time, Table 16 summarizes potentially available funding sources as a reference to City staff and potential developers:

**TABLE 16  
FEDERAL AND STATE, HOUSING PROGRAMS  
AND THEIR APPLICABILITY IN ROLLING HILLS**

| <u>Program</u>                    | <u>Comments</u>                                                                                                                                                                                           |
|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Federal Programs</b>           |                                                                                                                                                                                                           |
| Section 8                         | Provides rent subsidies to low-income renters. This source cannot be used in Rolling Hills because rents on housing in the City far exceed maximum rent levels required for participation in the program. |
| Section 8 Moderate Rehabilitation | Provides for payment contracts on units needing                                                                                                                                                           |



**TABLE 16**  
**FEDERAL AND STATE, HOUSING PROGRAMS**  
**AND THEIR APPLICABILITY IN ROLLING HILLS**

| <u>Program</u>                           | <u>Comments</u>                                                                                                                                                                                                                                                                                                          |
|------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                          | substantial rehabilitation. This source is inapplicable in Rolling Hills because no housing in the City has been identified as in need of rehabilitation.                                                                                                                                                                |
| Section 8 New Construction               | Provides funding for the construction of housing affordable to lower-income persons. High land costs and legal and environmental constraints preclude the development of projects in Rolling Hills that would be eligible for such funding.                                                                              |
| Section 202                              | Provides funding for senior housing. High land costs and legal and environmental constraints make the development of projects that would be eligible for such funding infeasible in Rolling Hills.                                                                                                                       |
| Section 106(b) — Seed Money Loans        | Provides interest free loans to non-profit housing sponsors for preconstruction costs. Currently used only in connection with Section 202 above.                                                                                                                                                                         |
| Community Development Block Grant (CDBG) | Provides funding for a wide range of community development activities. Rolling Hills maximizes its use of these funds by using them to help fund senior housing rehabilitation in adjacent areas where land is less expensive than in the City, thereby allowing more people to be helped through limited funds.         |
| <b>State Programs</b>                    |                                                                                                                                                                                                                                                                                                                          |
| SB 99-Redevelopment Construction Loans   | Authorizes issuance of bonds by redevelopment agencies. Rolling Hills does not have a redevelopment agency, or any areas that could be defined as blighted.                                                                                                                                                              |
| California Housing Finance Agency        | Provides loans to housing sponsors for construction (CHFA) -Direct Lending or rehabilitation of housing projects containing over five units. Program could be applied for by Rolling Hills' developers but projects of the five-unit minimum cannot be built in the City because of legal and environmental constraints. |
| California Housing Finance Agency (CHFA) | Provides financing for rehabilitation and purchase of Home Ownership and Home Improvement housing by low and moderate-income persons for (HOHI) Program housing in areas that are in need of rehabilitation. Absence of housing in need of rehabilitation precludes use in Rolling Hills.                                |
| California Self-Help Housing Program     | Provides grants and loans to assist low and moderate income families to build and rehabilitate their own homes. High land costs and home values make use of                                                                                                                                                              |

**TABLE 16**  
**FEDERAL AND STATE, HOUSING PROGRAMS**  
**AND THEIR APPLICABILITY IN ROLLING HILLS**

| <u>Program</u>                        | <u>Comments</u>                                                                                                                                                                                                                                                                                   |
|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                       | this program in Rolling Hills unlikely.                                                                                                                                                                                                                                                           |
| Mobile Home Park Assistance           | Provides Financial and technical assistance to mobile home park residents. No mobile home parks exist in Rolling Hills.                                                                                                                                                                           |
| Emergency Shelter                     | Provides grants for homeless shelters. No population in need of homeless shelter exists in Rolling Hills.                                                                                                                                                                                         |
| Special User Housing Rehabilitation   | Program targeted towards substandard housing. No substandard housing exists in Rolling Hills.                                                                                                                                                                                                     |
| Predevelopment Loans                  | Provides predevelopment loans for low-income housing projects. This source could be used by nonprofit developers in the City. However, high land costs, and environmental and legal constraints render infeasible the development of eligible projects in the City.                               |
| Senior Citizen Shared Housing         | Provides grants to assist seniors find shared housing arrangements. Rolling Hills provides informational brochures on shared housing referral services offered at neighboring cities. Rolling Hills provides the brochures using local funds.                                                     |
| Rental Housing Construction           | Provides cash grants for the construction of housing developments containing at least five units with 30 percent of the units affordable to lower income households. Environmental and legal constraints on the development of multi-family housing in the City render this program inapplicable. |
| Deferred Payment Rehabilitation Loans | Provides loans for the rehabilitation of low and moderate-income housing. Not applicable in Rolling Hills because of absence of targeted housing.                                                                                                                                                 |
| Marks Foran Rehabilitation Loans      | Allows revenue bonds for housing rehabilitation. The City does not have housing in need of rehabilitation.                                                                                                                                                                                        |
| AB 1151-Density Bonuses               | Requires local governments to offer density bonuses or other incentives in exchange for the development of low-income housing. The City has not adopted its own density bonus program but will follow state requirements on a case-by-case basis.                                                 |
| AB 655-Multi-Family Revenue Bonds     | Allows for participation in a Countywide bond program for low-income multi-family housing. Legal and environmental constraints on multi-family housing in                                                                                                                                         |



**TABLE 16**  
**FEDERAL AND STATE, HOUSING PROGRAMS**  
**AND THEIR APPLICABILITY IN ROLLING HILLS**

| <u>Program</u>                        | <u>Comments</u>                                                                                                                                                                                 |
|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                       | Rolling Hills would make it very difficult to build housing meeting the low -rent requirements of this program.                                                                                 |
| Single-Family Mortgage Revenue Bonds  | Allows for the issuance of bonds for below market loans for low and moderate-income homebuyers. The high costs of homes in the City make them unaffordable to persons targeted in this program. |
| Redevelopment-Tax Increment Financing | Allows local agencies to keep increases in taxes for redevelopment areas. This is inapplicable to Rolling Hills because there are no blighted areas, which could qualify for redevelopment.     |

## **VI. HOUSING PLAN**

Chapters II to V establish the housing needs, opportunities, and constraints in Rolling Hills. The Housing Plan evaluates the accomplishments of the last adopted housing element, and then presents the City's five-year Housing Plan. The Plan sets forth the goals, policies, and programs to address Rolling Hills' identified housing needs.

### **A. Review Of Housing Element Performance To Date**

State Housing Element law requires communities to assess the achievements of adopted housing programs as part of the five-year update to their housing elements. These results should be quantified where possible, but may be qualitative where necessary. These results need to be compared with what was projected or planned in the previous element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such difference must be discussed.

#### **1. Progress Toward Implementing the 1991 Housing Element Programs**

The 1991 Rolling Hills Housing Element established programs to address the following primary housing goals:



- Provide for housing which meets the needs of existing and future Rolling Hills' residents.
- Maintain and enhance the quality of residential neighborhoods in Rolling Hills.
- Provide housing services to address the needs of the City's senior citizen population.
- Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin or color.

The following section examines the progress made towards implementing the City's housing programs as set forth in the 1991 Housing Element. As summarized in Table 17, the City has actively pursued avenues for supporting residential development and facilitating affordable housing opportunities, despite the overwhelming constraints that limit development opportunities in Rolling Hills.

**TABLE 17**  
**CITY OF ROLLING HILLS PROGRESS TOWARD IMPLEMENTING THE 1991 HOUSING ELEMENT PROGRAMS**

| <b>Programs</b>                                                                                                                                                                                                                                                                        | <b>Accomplishments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Goal 1: Provide for housing which meets the needs of existing and future Rolling Hills' residents.</b>                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Manufactured Home Program: Permit manufactured homes on all buildable, single family lots in the City.                                                                                                                                                                                 | The City has amended its Zoning Ordinance to provide for manufactured homes, and continues to permit this program. One request for a manufactured home was approved by the City during the past planning period.                                                                                                                                                                                                                                                                                                                                                                       |
| Density Bonus Program: Approve a density bonus as a mechanism of providing affordable housing should the City receive a development application for a low-income density bonus project which otherwise complies with zoning and CC&R restrictions.                                     | The City allows for density bonuses as a mechanism for low income development projects in compliance with zoning and CC&R restrictions. No requests for density bonuses have been received by the City during the past planning period.                                                                                                                                                                                                                                                                                                                                                |
| Assessment Fee Program: To encourage the availability of low income housing, the City will actively encourage and assist the Rolling Hills Community Association (RHCA) to reduce the Association's assessment fees for households constrained by property taxes and Association fees. | In the late 1980's, the property values on the Palos Verdes Peninsula, where the City of Rolling Hills is located, increased dramatically. In early 1990's the property values dropped and many residents found their homes worth less than when they bought them. Those residents petitioned the Los Angeles County Assessor's Office to have their home valuation reduced, so that their property taxes could be reduced accordingly. Those residents whose property taxes were reduced by the County Assessor's were also granted reductions in their association fees by the RHCA. |
| Facilitate New Construction: The City will continue to work with and assist housing developers and builders to enable new housing to be built in the City.                                                                                                                             | The City has continued to work with and assist developers and builders. Five new units and seven replacement units have been constructed during the past planning period.                                                                                                                                                                                                                                                                                                                                                                                                              |



**TABLE 17**  
**CITY OF ROLLING HILLS PROGRESS TOWARD IMPLEMENTING THE 1991 HOUSING  
ELEMENT PROGRAMS**

| Programs                                                                                                                                                                                                                                                                 | Accomplishments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Goal 2: Maintain and enhance the quality of residential neighborhoods in Rolling Hills.</b>                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Code Enforcement: In the event that a violation of City codes or regulations is discovered, the City works with the County and the Association to remediate the violation.                                                                                               | The City continues to promote code enforcement in cases of violations. An educational program including information brochures has been implemented to discourage violations. A program to accomplish compliance also has been implemented. Approximately, fifty violations have occurred and been corrected during the past planning period. Code enforcement is intended to protect the public health, safety and welfare, and is not considered a constraint to the development of affordable housing.                                        |
| Ground Instability: Continue to explore possible solutions to ground instability problems.                                                                                                                                                                               | The City has continued to work with property owners and geotechnical consultants to establish construction regulations and to explore other potential solutions to the problem. However, despite these continued efforts, certain property in high-risk landslide areas remains unbuildable.                                                                                                                                                                                                                                                    |
| Neighborhood Sponsored Sewer Districts: Promote and facilitate the development of homeowner sponsored sewer districts.                                                                                                                                                   | The City has an established policy to offer technical assistance to homeowners wishing to establish a sewer district. One sewer reimbursement district consisting of five homeowners has been formed and constructed during the past planning period.                                                                                                                                                                                                                                                                                           |
| Housing Repair and Temporary Shelter on Landslide Sites: Continue to allow the repair of damaged structures and remedial grading in landslide areas.                                                                                                                     | The City permits use of temporary mobile homes on landslide sites with certain conditions. The City continues to allow repair of damaged structures and remedial grading in landslide areas with special permits.                                                                                                                                                                                                                                                                                                                               |
| Home Improvement Program for eligible low and moderate-income residents.                                                                                                                                                                                                 | Since 1995, the City of Lomita has not requested Rolling Hills funds for senior housing. Consequently, in keeping with its commitment to support housing element objectives and low income housing needs, Rolling Hills has assigned its CDBG funds to the City of Rancho Palos Verdes Home Improvement Program for eligible low and moderate income residents of detached single family dwellings to provide grants and zero percent deferred loans to correct hazardous structural conditions, eliminate blight, and improve disabled access. |
| <b>Goal 3: Provide housing services to address the needs of the City's senior citizen population.</b>                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Shared Housing Program: Actively market the two area shared housing programs — Focal Point at the South Bay Senior Services in Torrance and Anderson Senior Center in San Pedro - which assist seniors in locating roommates to share existing housing in the community. | Informational brochures advertising existing shared housing programs are available at the public counter. Records on the number of matches that have occurred during the planning period are not available.                                                                                                                                                                                                                                                                                                                                     |



TABLE 17

# CITY OF ROLLING HILLS PROGRESS TOWARD IMPLEMENTING THE 1991 HOUSING ELEMENT PROGRAMS

| Programs                                                                                                                                                                                                                                                                                                                      | Accomplishments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Reverse Mortgage Program: Inform residents about the advantages of reverse mortgages. A reverse mortgage is a deferred payment loan or a series of such loans for which a home is pledged as security, and can offer a viable financing alternative to many of Rolling Hills' elderly homeowners.                             | The City offers referral services to seniors interested in pursuing a reverse mortgage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Congregate Housing for Seniors: Rolling Hills will continue to contribute its CDBG funding to nearby jurisdictions to facilitate the development of congregate housing for seniors.                                                                                                                                           | Between fiscal years 1990-91 and 1994-95, the City of Rolling Hills contributed its annual allotment of CDBG funds to the City of Lomita to be used expressly for the construction of congregate housing for lower income seniors. The City's contribution of approximately \$159,000 has assisted the construction of two senior citizen affordable housing projects in Lomita, and has enabled the acquisition of property to construct a third low-income senior housing project. The Los Angeles County Housing Authority administers Lomita's housing program and senior housing units. The Housing Authority keeps a list of Lomita and Rolling Hills residents who are eligible for the subsidized senior housing units. Lomita residents get the first priority in filling vacancies, and Rolling Hills' residents get second priority. Records regarding the number of Rolling Hills residents that have been placed in Lomita units are not available. |
| <b>Goal 4: Promote housing opportunities for all persons regardless of race religion, sex, marital status, ancestry, national origin or color.</b>                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Fair Housing Program: As a means of increasing public awareness of legal rights under fair housing laws, the City will advertise services offered by the Fair Housing Foundation, including housing discrimination response, landlord-tenant relations, housing information and counseling, and community education programs. | As a participating City in the Urban County Community Development Block Grant Program, Rolling Hills cooperates with the Fair Housing Congress of Southern California through the Long Beach Fair Housing Foundation to enforce fair housing laws. Informational brochures about the Foundation are available at the City of Rolling Hills public counter and local library.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |



## **B. Goals And Policies**

As part of this General Plan update, the goals and policies of the past Housing Element were reviewed as to their appropriateness in addressing the community's housing needs. The following goals and policies reflect the City's continued commitment to actively support residential development and avenues for facilitating affordable housing opportunities, despite the overwhelming constraints that limit development opportunities in Rolling Hills. These policies will serve as a guide to City officials in daily decision making.

### **GOAL 1: Provide for housing which meets the needs of existing and future Rolling Hills' residents.**

**Policy 1.1:** Evaluate ways in which the City can assist in providing housing to meet special community needs.

**Policy 1.2:** Work with governmental entities to explore the possibility of providing affordable housing for low and moderate income and senior citizen households in the South Bay region.

**Policy 1.3:** Continue to contribute Community Development Block Grant funds to nearby cities for the development of congregate housing for seniors.

**Policy 1.4:** Continue to contribute Community Development Block Grant funds to nearby cities for home improvement programs for low and moderate income residents.

**Policy 1.5:** Encourage the development of residential units that are accessible to the disabled or are adaptable for conversion to residential use by disabled persons.

**Policy 1.6:** Encourage the use of energy conservation devices and passive design concepts that make use of the natural climate to increase energy efficiency and reduce energy costs.

**Policy 1.7:** Continue to facilitate the development of housing in the City, taking into account existing financial, legal, and environmental constraints.

### **GOAL 2: Maintain and enhance the quality of residential neighborhoods in Rolling Hills.**

**Policy 2.1:** Encourage and assist in the maintenance and improvement of existing neighborhoods to maintain optimum standards of housing quality and design.

**Policy 2.2:** Require the design of housing to comply with the City's building code requirements.

**Policy 2.3:** Require compatible design to minimize the impact of residential redevelopment on existing residences.

**Policy 2.4:** Enforce City housing codes and cooperate with the Rolling Hills Community Association to assure the upkeep and maintenance of housing in the City.



**GOAL 3: Provide housing services to address the needs of the City's senior citizen population.**

**Policy 3.1:** Provide reference and referral services for seniors, such as in-home care and counseling for housing-related issues, to allow seniors to remain independent in the community.

**Policy 3.2:** Coordinate with existing agencies providing shared housing programs in nearby cities as an option for seniors to share existing housing in the community.

**Policy 3.3:** Coordinate with lending companies and institutions to educate the City's elderly homeowners as to the availability of reverse mortgage loans which allow income-poor seniors to remain in their homes.

**GOAL 4: Promote housing opportunities for all persons regardless of race religion, sex, marital status, ancestry, national origin or color.**

**Policy 4.1:** Affirm a positive action posture which will assure that unrestricted housing opportunities are available to the community, and enforce all applicable laws and policies pertaining to equal housing opportunity.

**Policy 4.2:** Make information on fair housing laws available to residents and realtors in the City.

**Policy 4.3:** Investigate any allegations of violations of fair housing laws.

## **C. Implementing Programs**

The goals and policies set forth in the Housing Element to address the City's housing needs are implemented through a series of housing programs. The Housing Element program strategy consists of both programs currently in use in the City and additional programs to provide the opportunity to adequately address the City's housing needs. The following section provides a brief description of each program, five-year quantified objectives, funding source, responsible agency and implementation time frame.

### **Shared Housing:**

Many seniors who prefer to live independently resort to institutionalized living arrangements because of security problems, loneliness, or an inability to live entirely independently. Seniors in Rolling Hills have access to two nearby shared housing programs: Focal Point at the South Bay Senior Services Center in Torrance and the Anderson Senior Center in San Pedro. Both these centers offer resources to assist seniors locate roommates interested in sharing housing. These programs make roommate matches between seniors based on telephone requests. Records on the number of matches that have occurred during the planning period are not available. The City will continue to actively market the availability of these shared housing programs by providing informational brochures at the public counter.



- Quantified Objective: Continue to provide informational brochures advertising existing shared housing programs to increase the number of roommate matches to ten over the 2000-2005 period.
- Funding Source: City budgets.
- Responsible Agency: City Planning Department.
- Implementation Time Frame: Currently on-going (2000-2005)

### **Reverse Mortgage Program:**

The most substantial asset of most elderly homeowners is their home, which in Rolling Hills has increased significantly in value with inflation. But while owning a home in Rolling Hills may provide a rich asset base, the onslaught of retirement and a fixed income can cause many elderly homeowners to quickly become income poor. Home maintenance repairs multiply as the home ages, and with rising costs in home utilities, insurance, and taxes, housing maintenance often gets deferred.

An alternative option for elderly homeowners is to draw needed income from the accumulated equity in their homes through a reverse mortgage. A reverse mortgage is a deferred payment loan or a series of such loans for which a home is pledged as security. Qualification for the loan is based primarily on property value rather than income, allowing the elderly homeowner on a fixed income to receive a loan for which he or she would not otherwise qualify. Most reverse mortgage programs permit homeowners to borrow up to 80 percent of the assessed value of their property, to receive needed principal of up to 25 percent of the loan, and then to receive monthly annuity payments for the life of the loan.

Four reverse mortgage products are available to consumers in the U.S. at the present time, and one product in Canada. These are the federally-insured reverse mortgage, called the FHA Home Equity Conversion Mortgage Program (HECM); the Home Keeper reverse mortgage, which was developed in the mid-1990s by Fannie Mae, a private national mortgage company; a private reverse mortgage product offered by Financial Freedom Senior Funding Corp., of Irvine, CA. This is the Cash Account Plan.

Reverse mortgages may offer a viable financing alternative to many of Rolling Hills' elderly homeowners. The City can help to inform its senior population as to the availability of reverse mortgages by providing referral services to those seniors interested in pursuing a reverse mortgage. Information on reverse mortgages offered in the southern California area is available from the following lenders<sup>8</sup>:

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<sup>8</sup> 2000 National Reverse Mortgage Lenders Association website (<http://www.reversemortgage.org/> ). December 2000.



Unity Mortgage Corp. — 800-334-9057

Financial Freedom Senior Funding Corporation — 800-500-5150

North American Mortgage Co. — 978-762-9240

Seattle Mortgage Company — 800-489-0986

Wells Fargo Home Mortgage — 800-336-7359

SCME Mortgage Bankers, Inc. — 800-448-7263.

- Quantified Objective: Continue to offer referral services to seniors interested in pursuing a reverse mortgage.
- Funding Source: None necessary.
- Responsible Agency: City Planning Department.
- Implementation Time Frame: Currently On-going (2000-2005).

#### **Congregate Housing for Seniors:**

Based on the infeasibility of senior housing development in Rolling Hills due to land costs and environmental constraints, the City will continue to offer a portion of its annual allotment of CDBG funds to neighboring cities to be used expressly for the construction of housing for lower income seniors. As this housing would be located outside the City of Rolling Hills' jurisdiction, under State law it could not be counted towards the City's regional share of housing needs. Nonetheless, this housing would provide congregate housing opportunities for Rolling Hills senior citizen households, and thereby address a special housing need in the City. Rolling Hills will continue to offer to contribute a portion of its CDBG funding to nearby jurisdictions to facilitate the development of congregate housing for seniors. The City will continue to notify adjacent communities of its available CDBG allocations. Communities interested in receiving the funds are asked to submit their requests to the City of Rolling Hills in writing, explaining in detail how the funds will be used. These requests are taken to the City Council for a public hearing and a decision on how to allocate the funds. The City will continue to notify the Rolling Hills residents of available congregate housing opportunities through public notices in the *Palos Verdes Peninsula News* and notices in the bi-weekly *City of Rolling Hills Newsletter*.

- Quantified Objective: Increase the available supply of congregate housing units for seniors.
- Funding Source: U.S. Dept. of Housing and Urban Development/Los Angeles County Community Development Commission
- Responsible Agency: City Planning Department



- Implementation Time Frame: Promotion in City Newsletter Ongoing (2000-2005).

### **Assessment Fee Program:**

In the late 1980's, the property values on the Palos Verdes Peninsula, where the City of Rolling Hills is located, increased dramatically. In early 1990's the property values dropped and many residents found their homes worth less than when they bought them. Those residents petitioned the Los Angeles County Assessor's Office to have their home valuation reduced, so that their property taxes could be reduced accordingly. Those residents whose property taxes were reduced by the County Assessor's were also granted reductions in their association fees by the RHCA.

To encourage the availability of low income housing, the City will continue to actively encourage and assist the RHCA to reduce Association's assessment fees for households financially burdened by property taxes and Assessment fees. Even though Rolling Hills residents with low reported incomes likely have high wealth reserves, the City, in the spirit of seeking affordable housing opportunities, will continue to promote this program in the bi-weekly *City of Rolling Hills Newsletter* which is mailed to every Rolling Hills household.

- Quantified Objective: Continue to promote a program to help residents having difficulty making assessment payments.
- Funding Source: City Budgets.
- Responsible Agency: City Planning Department.
- Implementation Time Frame: Promotion in City Newsletter Ongoing (2002-2005)..

### **Home Improvement Program:**

In keeping with its commitment to support housing element objectives and low income housing needs, Rolling Hills will continue to assign a portion of its CDBG funds for neighboring cities home improvement programs. These programs assist eligible low and moderate-income residents of detached single family dwellings by providing grants and zero percent deferred loans to correct hazardous structural conditions, eliminate blight, and improve disabled access.

The City will continue to notify adjacent communities of its available CDBG allocations. Communities interested in receiving the funds are asked to submit their requests to the City of Rolling Hills in writing, explaining in detail how the funds will be used. These requests are taken to the City Council for a public hearing and a decision on how to allocate the funds. The City will continue to notify the Rolling Hills residents of available home improvement program opportunities through public notices in the *Palos Verdes Peninsula News* and notices in the bi-weekly *City of Rolling Hills Newsletter*.



- Quantified Objective: Continued assignment of CDBG funds to neighboring cities home improvement programs
- Funding Source: U.S. Dept. of Housing and Urban Development/Los Angeles County Community Development Commission
- Responsible Agency: City Planning Department
- Implementation Time Frame: Currently Ongoing (2000-2005)

#### **Code and CC&R Enforcement:**

One factor contributing to the high levels of maintenance of Rolling Hills homes and neighborhoods is the cooperative work of the Rolling Hills Community Association and the City. The Architectural and the Landscape committees of the Association continuously monitor the City to ensure compliance with CC&Rs and relevant City codes and regulations. In the event that a violation of City codes or regulations is discovered, the City works with the Association to cure the violation.

- Quantified Objective: Continue code enforcement efforts.
- Funding Source: City Budgets.
- Responsible Agency: City Planning Department.
- Implementation Time Frame: Currently Ongoing (2000-2005).

#### **Facilitate New Construction:**

The City will continue to work with and assist housing developers and builders to enable new housing to be built in the City. The steep hillsides, deep canyons, geologic hazards and CC&Rs create constraints in the City that require high levels of cooperation between City staff, developers and builders. Continued cooperation will facilitate the construction of new housing and to allow the City to attain a feasible portion of its regional share allotment of new housing.

- Quantified Objective: The development of Rolling Hill's buildout potential of up to 29 housing units. These 29 units will be 48.3% of the 60 housing unit target established by SCAG in 1999 as Rolling Hills 2000-2005 regional share.
- Funding Source: City Budgets.
- Responsible Agency: City Planning Department.
- Implementation Time Frame: Currently On-going (2000-2005).



### **Facilitate Repair and Remodeling Activities:**

Landslide damage has, and may continue to remedial repair work on damaged homes and hillsides in the City. In addition, many homeowners have instigated extensive home remodeling which has lead to significant increases in the value and quality of existing housing stock. Both repair and remodeling activities are expected to continue. City staff has been active in facilitating the permitting process for remodeling and remedial repair work and will continue to provide this assistance.

- Quantified Objective: Continue to assist all applicants for remodeling and remedial repair permits.
- Funding Source: City Budgets.
- Responsible Agency: City Planning Department.
- Implementation Time Frame: Currently On-going (2000-2005)..

### **Density Bonus Program:**

Pursuant to State density bonus law (section 565915-65918 of the Government Code), if a developer allocates at least 20% of the units in a housing project to lower income households, 10% for very low income households, or at least 50% for qualifying residents (62 years of age or older, or 55 years of age or older in a senior citizen housing project), the City must either: a) grant a density bonus of 25%, along with one additional regulatory concession to ensure that the housing development will be produced at a reduced cost, or b) provide other incentives of equivalent financial value based upon the land cost per dwelling unit.

Should the City receive a development application for a low income density bonus project which otherwise complies with zoning and CC&R restrictions, the City will approve the density bonus as a mechanism of providing affordable housing.

- Quantified Objective: Grant bonuses on all qualified projects.
- Funding Source: City Budgets.
- Responsible Agency: City Planning Department.
- Implementation Time Frame: Currently On-going (2000-2005).

### **Ground Instability:**

Continue to explore possible solutions to ground instability problems. Any grading, new structures and additions require a soils and geology report that proves stability along with City and County permits. Also, any grading, new structure and additions of more than one thousand square feet that have the increase the size of the structure by more than 25% in any 36-month period requires Site Plan Review and approval by the Planning Commission and concurrence by the City Council. The City has developed strict grading practices that require that soil be balanced on-site on all propose project that require grading. These practices are necessary to safeguard the public health and safety against ground instability problems.

- Quantified Objective: Continue to work with geotechnical consultants to establish construction regulations and to explore other potential solutions to problem.
- Funding Source: City Budgets.
- Responsible Agency: City Planning Department and City Manager's Office.
- Implementation Tune Frame: Currently On-going (2000-2005)..

### **Neighborhood Sponsored Sewer Districts:**

Promote and facilitate the development of homeowner sponsored sewer districts. Financial constraints currently prohibit the development of a public sewer system in Rolling Hills. Because of the City s terrain of steep hillsides and deep canyons and the long distances from the County sewer system and between residences, costs for sewer services through the County's system are prohibitively expensive, and are beyond the City's financial means to subsidize. Requiring all homeowners to bear such a significant cost could create hardships for homeowners and would increase the cost of housing in the City. The City has an established policy to offer technical assistance and financial safeguards for private investments to homeowners wishing to establish a sewer reimbursement districts. The City will promote this program in the bi-weekly *City of Rolling Hills Newsletter*. One sewer reimbursement district consisting of five homeowners has been formed and constructed during the past planning period.

- Quantified Objective: Complete development of district.
- Funding Source: City Budgets.
- Responsible Agency: City Planning and City Manager's Office.
- Implementation Time Frame: Ongoing; promotion in City Newsletter by 2002.



### **Housing Repair and Temporary Shelter on Landslide Sites:**

The City will continue to allow the remedial repair of damaged structures and remedial grading in landslide areas with special permits. The use of temporary mobile homes on landslide sites will also continue to be permitted.

- Quantified Objective: Continue to assist all persons qualified.
- Funding Source: City Budgets.
- Responsible Agency: City Planning Department.
- Implementation Time Frame: Currently On-going (2000-2005).

### **Fair Housing Program:**

As a participating City in the Urban County Community Development Block Grant Program, Rolling Hills cooperates with the Fair Housing Congress of Southern California through the Long Beach Fair Housing Foundation to enforce fair housing laws. As a means of increasing public awareness of legal rights under fair housing laws, the City provides at its public counter brochures for the Long Beach Fair Housing Foundation that advertise services offered by the Foundation, including housing discrimination response, landlord-tenant relations, housing information and counseling, and community education programs.

- Quantified Objective: Continue to provide informational brochures at the public.
- Funding Source: CDBG, City budgets.
- Responsible Agency: City Planning Department.
- Implementation Time Frame: Currently On-going (2000-2005)..

### **Summary of Five-Year Program Goals:**

- Number of Units to be Constructed: 29 single-family units
- Number of Units to be Rehabilitated: 0 rehabilitation need
- Number of Units to be Conserved: 683 single-family housing units







# City of Rolling Hills

INCORPORATED JANUARY 24, 1957

NO. 2 PORTUGUESE BEND ROAD

ROLLING HILLS, CALIF. 90274

(310) 377-1521

FAX: (310) 377-7288

E-mail: cityofrh@aol.com

## NEGATIVE DECLARATION

AND

## NOTICE OF PUBLIC HEARING

## PLANNING COMMISSION OF THE CITY OF ROLLING HILLS, CALIFORNIA

DEC 21 2000

CONNIE B. MCCORMACK, COUNTY CLERK

I. SHIPP DEPUTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of the City of Rolling Hills will hold a Public Hearing at 7:30 PM on Tuesday, December 19, 2000 in the Council Chambers of City Hall, 2 Portuguese Bend Road, Rolling Hills, CA for the purpose of receiving public input regarding the following:

### CONSIDERATION OF A DRAFT 2000 HOUSING ELEMENT OF THE CITY OF ROLLING HILLS.

The draft 2000 Housing Element of the City of Rolling Hills assesses current housing issues, identifies future housing needs of City residents, and provides goals, policies and a five-year schedule of programs for the preservation, maintenance and construction of housing within the City in accordance with State law.

### FINDINGS OF NO SIGNIFICANT EFFECT:

BASED ON THE INITIAL STUDY, AND CONDITION(S) (IF APPLICABLE), IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

A period of at least 30 days from the date of publication of this notice to adopt a NEGATIVE DECLARATION will be provided to enable public review of the proposed draft Housing Element, the Initial Study and this document prior to the final adoption of the NEGATIVE DECLARATION by the Lead Agency. A copy of the draft 2000 Housing Element, Initial Study, and the NEGATIVE DECLARATION are on file in the offices of The City of Rolling Hills, 2 Portuguese Bend Road, Rolling Hills, CA 90274 and any person is welcome to review the proposed documents prior to the public hearing.

If you challenge the approval or denial of the proposed 2000 Housing Element in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Rolling Hills at, or prior to, the public hearing.

To receive a copy of the Initial Study or for additional information, please contact the City of Rolling Hills at (310) 377-1521.

Date: December 9, 2000

By:

*Lola Ungar*

Lola Ungar, Planning Director

THIS NOTICE WAS POSTED

DEC 21 2000

UNTIL JAN 20 2001

REGISTRAR-RECORDER/COUNTY CLERK



City of Chicago

TO THE HONORABLE  
THE BOARD OF ALDERMEN  
CITY OF CHICAGO

REPORT  
OF THE  
COMMISSIONER OF THE  
CITY OF CHICAGO

1897

THE BOARD OF ALDERMEN OF THE CITY OF CHICAGO, in the following report, presents to the public a summary of the work of the various departments of the city government during the year 1897.

The report is divided into two parts. The first part contains a general statement of the condition of the city at the beginning of the year, and the second part contains a detailed statement of the work of each of the departments.

GENERAL STATEMENT

The city of Chicago, at the beginning of the year 1897, was in a state of prosperity and growth. The population was 2,800,000, and the city was the largest in the United States.

The city government was organized into three branches: the executive, the legislative, and the judicial. The executive branch was headed by the Mayor, the legislative branch by the Board of Aldermen, and the judicial branch by the City Court.

The Mayor, during the year 1897, was John P. Hale. He was elected to the office on November 3, 1896, and was re-elected on November 3, 1897.

The Board of Aldermen, during the year 1897, was composed of 47 members. It was organized into 17 wards, each of which was represented by one or more aldermen.

John P. Hale

1897



## Division of Housing Policy Development

1800 Third Street, Suite 430  
P. O. Box 952053  
Sacramento, CA 94252-2053  
<http://housing.hcd.ca.gov>  
(916) 323-3176  
FAX: (916) 327-2643

## APPENDIX A



RECEIVED

APR 05 2001

CITY OF ROLLING HILLS

By \_\_\_\_\_

March 26, 2001

Ms. Yolanta Schwartz  
Principal Planner  
City of Rolling Hills  
2 Portuguese Bend Road  
Rolling Hills, California 90274

Dear Ms. Schwartz:

**RE: Review of the City of Rolling Hills' Draft Housing Element**

Thank you for submitting Rolling Hills' draft housing element, received for our review on January 25, 2001. As you know, we are required to review draft housing elements and report our findings to the locality pursuant to Government Code Section 65585(b).

The telephone conversation today between you and Ms. Rebecca Hoepcke, of our staff, assisted the review. This letter and Appendix summarize that conversation and our review.

The housing element is well written and provides much useful information about the City. Although the draft element meets a number of the statutory requirements, revisions are needed to bring the element into compliance with State housing element law (Article 10.6 of the Government Code). In particular, the element does not identify how housing for lower-income households can be accommodated in Rolling Hills. While the element includes a number of programs to assist in the development of housing for lower-income households, it does not include the necessary programs to provide adequate sites with zoning and development standards that can accommodate housing for lower-income households. The Appendix to this letter outlines the revisions needed to bring the draft element into compliance.

For your information, we have enclosed a brief description of new and existing housing and community development programs administered by this Department along with funding levels for the current fiscal year. We are pleased to report a historic increase in housing funds available through HCD. Information on these programs, including recently released Notices of Funding Availability (NOFAs), has been posted to our website. Please consult our homepage at [www.hcd.ca.gov](http://www.hcd.ca.gov) for new program information.

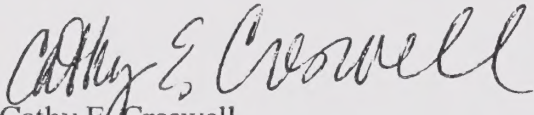
We hope our comments are helpful to the City. We appreciate your cooperation during our review. If you would like to schedule a meeting in Rolling Hills to discuss these issues, or have any questions or concerns, please contact Rebecca Hoepcke, of our staff, at (916) 323-7271.

Ms. Yolanta Schwartz

Page 2

In accordance with their requests pursuant to the Public Records Act, we are forwarding a copy of this letter to the individuals listed below.

Sincerely,



Cathy E. Creswell  
Deputy Director

Enclosure

cc: Catherine Ysrael, Supervising Deputy Attorney General, AG's Office  
Terry Roberts, Governor's Office of Planning and Research  
Kimberley Dellinger, California Building Industry Association  
Marcia Salkin, California Association of Realtors  
Marc Brown, California Rural Legal Assistance Foundation  
Rob Weiner, California Coalition for Rural Housing  
John Douglas, AICP, The Planning Center  
Dara Schur, Western Center on Law and Poverty  
Michael G. Colantuono, Attorney at Law  
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Fair Housing Council of the San Fernando Valley  
Mark Johnson, Legal Aid Foundation of Los Angeles  
Dennis Rockway, Legal Aid Foundation of Long Beach  
Stephanie Knapik, Westside Fair Housing Council  
Mona Tawatao, San Fernando Valley Neighborhood Legal Services  
Mihn Tran, Inland Counties Legal Services  
Karen Warner, Cotton, Bridges & Associates  
David Booher, California Housing Council  
Jonathan Lehrer-Graiwer, Attorney at Law  
Ana Marie Whitaker, California State University Pomona  
Joe Carreras, Southern California Association of Governments  
Won Chang, Attorney at Law, Davis and Company



## APPENDIX

### City of Rolling Hills

The following changes would bring Rolling Hills' draft housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code. The particular program examples or data sources provided are suggestions for your information only. We recognize the City may choose other means of complying with the law.

#### A. Housing Needs, Resources, and Constraints

1. *Include an inventory of land suitable for residential development, including sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites (Section 65583(a)(3)).*

The land inventory does not identify zones where emergency shelters and transitional housing are permitted. The land inventory should fully describe zones where shelters and transitional housing are a permitted or conditional use, and describe any conditions the City imposes. The element should indicate how the City's standards encourage and facilitate the development of emergency shelters and transitional housing.

2. *Analyze code enforcement as a potential and actual governmental constraint upon the development of housing for all income levels (Section 65583(a)(4)).*

The element should describe the City's code enforcement process. We are enclosing a copy of our *Housing Element Questions and Answers* to assist with this analysis.

#### B. Housing Programs

1. *Include a five-year schedule of actions the local government is undertaking to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs (Section 65583(c)).*

All programs should include a specific timeline. While it is appropriate for some programs to be listed as ongoing, programs that require the City to take or initiate specific actions should provide a more specific deadline. In addition, most programs should be revised to more specifically describe the City's role in implementation. The following examples are programs that require strengthening, clarification, and/or more definite timelines. In particular, a number of housing programs need clarification and strengthening to demonstrate the City's commitment to implementation.

Second Units: This program should be expanded to indicate how the City will encourage the development of second units to provide affordable housing opportunities.



Assessment Fee Program: This program should be expanded to indicate how residents are made aware of this opportunity.

Congregate Housing for Seniors: This program should describe how the City will advertise its availability to developers.

2. *Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities, including sewer collection and treatment, domestic water supply, and septic tanks and wells, needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobilehomes, housing for agricultural workers, emergency shelters and transitional housing (Section 65583(c)(1)(A)).*

The inventory identifies vacant sites with an expected capacity of 29 units compared to a regional housing need of 60 units. The housing element must be revised to include a program to provide sufficient sites to meet the total regional housing need allocation.

In addition, given the cost and limited availability of land, the element should include strong programs to expand and strengthen actions the City will take to identify sites for the development of housing affordable to lower-income households. Examples of programs include:

- a program to identify and rezone vacant sites with the most potential for higher density development;
- a program to advertise the availability of second units; and
- could include a program to rezone sites that allow mixed commercial and residential uses.

Programs should be implemented early in the planning period to ensure the ability to develop land within the planning period. The sites identified should equal or exceed the City's total new construction need for each income group.

The cost of land and low densities are identified as potential constraints to the development of affordable housing, even if the covenants, conditions and restrictions (CC&Rs) adopted by the Rolling Hills Community Association were removed. The City should commit to revising the zoning code to provide zones that, developed at the highest possible density, can accommodate the City's regional housing need allocation by income category. Existing vacant land should then be rezoned to provide the needed sites. While Rolling Hills has no control over the CC&Rs



adopted by the Rolling Hills Community Association, the City must provide zoning that, regardless of outside constraints, can accommodate the City's regional housing needs allocation, by income category.

C. Public Participation

*Local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort (Section 65583(c)).*

The element should describe how the City made a diligent effort to achieve the public participation of all economic groups. Specifically the element should clarify how low-income residents, their representatives, and their advocates were involved in the development of the housing element including their opportunities to review and comment.

1. The first part of the paper is devoted to a general discussion of the problem of the existence of solutions of the system of equations (1) for arbitrary values of the parameters  $\alpha$  and  $\beta$ .

2. In the second part, we consider the case of the existence of solutions of the system of equations (1) for arbitrary values of the parameters  $\alpha$  and  $\beta$ .

3. In the third part, we consider the case of the existence of solutions of the system of equations (1) for arbitrary values of the parameters  $\alpha$  and  $\beta$ .







# City of Rolling Hills

INCORPORATED JANUARY 24, 1957

NO. 2 PORTUGUESE BEND ROAD

ROLLING HILLS, CALIF. 90274

(310) 377-1521

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July 9, 2001

Rebecca Hoepcke  
Housing Policy Division  
California Department of Housing and Community Development  
1800 3rd Street  
P.O. Box 952053  
Sacramento CA 94252-2053

**Re: City of Rolling Hills Housing Element Update  
Response to State Department of Housing and Community Development (HCD)  
Comments, dated March 26, 2001**

Dear Ms. Hoepcke:

Enclosed please find copies of the City of Rolling Hills revised and adopted 2000 Housing Element Update, 2001 Report on the Implementation of the General Plan, and City Council resolution approving these documents.

In response to the comments raised in the March 26, 2001 letter from HCD Deputy Director, Cathy Creswell, we have revised the City of Rolling Hills Housing Element and provide the following clarifications:

HCD Comment A. 1: The land inventory should fully describe zones where shelters and transitional housing are a permitted or conditional use, and describe any conditions the City imposes.

City Response: As discussed in Section II.B.5. of the City's amended Housing Element, the City of Rolling Hills has no feasible or suitable sites for emergency shelters or transitional housing. Nor does the City have an identified homeless population. The City is, however, committed to coordinating with and directing any homeless person(s) to local social service providers if the need arises in the future. A list of nearby social service agencies and shelters is shown in the Housing Element and is maintained by the City Clerk.

HCD Comment A. 2: The element should describe the City's code enforcement process.





City Response: As discussed in Section II.C.4. of the City's amended Housing Element, the City of Rolling Hills' housing stock is predominantly owner-occupied. The owner-occupancy rate, combined with the high quality of residential construction, has resulted in excellent upkeep of the City's units. According to the City code enforcement files and a recent windshield survey, no significant housing condition problems have been identified.

The City's Code enforcement process is primarily complaint-driven. The Principal Planner serves as the Code Enforcement Officer. Complaints may be received in writing or by phone. Upon receipt of a complaint the Principal Planner follows up by a site visit, and if the complaint is legitimate by a letter to the owner of record. Occasionally, the City's Building Official is consulted to determine the merit and extent of the complaint. In the letter to the owner, the City establishes a date by which the condition, which triggered the complaint, must be abated or corrected. There are very few code violations in the city of Rolling Hills, and during this planning period, all noted violations have been resolved with a phone call or a letter.

HCD Comment B. 1: Second Units: This program should be expanded to indicate how the City will encourage the development of second units to provide affordable housing opportunities.

City Response: As discussed in Section III.B.1. of the City's amended Housing Element, because of infrastructure, geologic and fire safety constraints within Rolling Hills, second units may pose adverse impacts on public health, safety and welfare. The City of Rolling Hills has adopted an ordinance that prohibits second units on single-family lots. The ordinance makes the following findings that specify the adverse impacts on public health, safety and welfare that would result from allowing second units, and which justify their preclusion in Rolling Hills:

- Lack of Sewers - Development of second units could potentially double the amount of sewage effluent currently entering the soil thereby exacerbating soil stability problems.
- Geologic Setting - Numerous active landslides in Rolling Hills greatly diminish development potential and call for caution in increasing densities.
- Rural Design and Community Roadway Character - The current capacity, design, and topographic constraints of the City roadways indicate increased residential densities would compromise traffic safety.
- Fire Flow Requirements - The introduction of second units in Rolling Hills would change the infrastructure requirements on water pressure in the City, and as the City has no funds to revamp the water system, fire fighting capabilities would be compromised due to reduction in water pressure.



a program to provide sufficient sites to meet the total regional housing need allocation.

City Response: As discussed in Section V.B. of the City Housing Element, development in the Rolling Hills community is physically limited due to its unique land form constraints, which include:

- Steeply sloping hillsides
- Landslide hazards
- Lack of urban infrastructure, specifically sewer
- Danger of wildland fires
- Sensitive animal habitats and species

In addition, new development is further constrained by restrictions of the RHCA enforceable CC&Rs that run with the property in perpetuity. These CC&Rs have been in place prior to the City's incorporation, and continue to restrict development based on the community's unique constraints.

Throughout the two year RHNA process, Rolling Hills has continued to inform SCAG that the RHNA allocations for its community are too high, and has requested a 50% reduction consistent with the number of potential units at full City build-out. Rather than reduce the City's RHNA allocation as requested, SCAG increased the City's share from 57 units (as presented in SCAG's April 1999 *Housing Needs Assessment*) to the current count of 60 units. The City's concerns are documented in an August 9, 2000 letter to Ms. Jan Debay, Chair of SCAG Growth Visioning, attached as Appendix E to this Element. Neither Ms. Debay nor any other SCAG representative has responded to the City's concerns.

HCD Comment C: The element should describe how the City made a diligent effort to achieve the public participation of all economic groups. Specifically the element should clarify how low-income residents, their representatives, and their advocates were involved in the development of the housing element including their opportunities to review and comment.

City Response: As discussed in Section I.G. of the City Housing Element, public participation played an important role in the formulation of the goals, policies and programs promulgated by this amended Housing Element. Notices of the public hearings were posted at City Hall and published in the *Palos Verdes Peninsula News*. Rolling Hills is a relatively small community and its residents are accustomed to the City's noticing procedures. The City's notices were made equally available to all residents of all income levels. In addition, notices were provided to the cities of Rancho Palos Verdes, Rolling Hills Estates, Palos Verdes Estates and Lomita, the County of Los Angeles Regional Planning Department, the Palos Verdes Peninsula Unified School District, the Palos Verdes Peninsula Center Library District and the Los Angeles County Local Agency Formation Commission. Copies of the draft and amended Housing Element were available at the public counter at City Hall and



HCD Comment B. 1: Assessment Fee Program: This program should be expanded to indicate how residents are made aware of this opportunity.

City Response: As discussed in Section IV.C. of the City Housing Element, in the late 1980's, the property values on the Palos Verdes Peninsula, where the City of Rolling Hills is located, increased dramatically. In early 1990's the property values dropped and many residents found their homes worth less than when they bought them. Those residents petitioned the Los Angeles County Assessor's Office to have their home valuation reduced, so that their property taxes could be reduced accordingly. Those residents whose property taxes were reduced by the County Assessor's were also granted reductions in their association fees by the RHCA.

To encourage the availability of low-income housing, the City will continue to actively encourage and assist the RHCA to reduce the Association's assessment fees for households financially burdened by property taxes and Assessment fees. Even though Rolling Hills residents with low reported incomes likely have high wealth reserves, the City, in the spirit of seeking affordable housing opportunities, will continue to promote this program in the bi-weekly *City of Rolling Hills Newsletter* which is mailed to every Rolling Hills household.

HCD Comment B. 1: Congregate Housing for Seniors: This program should describe how the City will advertise its availability to developers.

City Response: As discussed in Section IV.C. of the City Housing Element, development of senior housing in Rolling Hills is infeasible due to land costs and environmental constraints. Consequently, the City will continue to offer a portion of its annual allotment of CDBG funds to neighboring cities to be used expressly for the construction of housing for lower income residents and for housing rehabilitation. As this housing would be located outside the City of Rolling Hills' jurisdiction, under State law it could not be counted towards the City's regional share of housing needs. Nonetheless, this housing would provide congregate housing opportunities for Rolling Hills households, and especially senior citizens, and thereby address a special housing need in the City. Rolling Hills will continue to offer to contribute all of its CDBG funding to nearby jurisdictions to facilitate the development of congregate housing. The City will continue to notify adjacent communities of its available CDBG allocations. Communities interested in receiving the funds are asked to submit their requests to the City of Rolling Hills in writing, explaining in detail how the funds will be used. These requests are taken to the City Council for a public hearing and a decision on how to allocate the funds. The City will continue to notify the Rolling Hills residents of available congregate housing opportunities through public notices in the *Palos Verdes Peninsula News*, and notices in the bi-weekly *City of Rolling Hills Newsletter*.

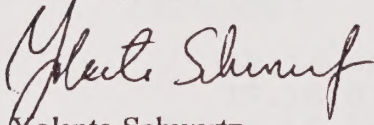
HCD Comment B. 2: The inventory identifies vacant sites with an expected capacity of 29 units compared to a regional housing need of 60 units. The housing element must be revised to include



their availability was advertised together with the public hearings.

At a July 9, 2001 public hearing, the Rolling Hills City Council reviewed the amended City Housing Element, and certified that the Element represents the City's continuing effort to respond to both local and regional housing needs. As such, the Council certified that the revised City Housing Element satisfies the requirements of Section 65580 of the California Government Code. Should you have any questions concerning our Revised Housing Element, please call me at (310) 377-1521.

Sincerely,

A handwritten signature in cursive script, appearing to read "Yolanta Schwartz".

Yolanta Schwartz  
Principal Planner

Enclosures

cc. Mayor and City Councilmembers, City of Rolling Hills  
Craig Nealis, City Manager, City of Rolling Hills  
Cathy Creswell, Deputy Director, HCD





17.12.260 "Z" words, terms and phrases. "Zoning district" means a specifically delineated area or district in a municipality within which regulations and requirements uniformly govern the use, placement, spacing and size of land and buildings.

"Zoning map" means the map or maps which are a part of this title and delineate the boundaries of zone districts. (Ord. 239 §11(part), 1993).

## Chapter 17.16

### RESIDENTIAL AGRICULTURE-SUBURBAN (RA-S) ZONE

#### Sections:

- 17.16.010 Intent and purpose.
- 17.16.015 Index of permitted uses.
- 17.16.020 Permitted uses.
- 17.16.030 Accessory uses and structures.
- 17.16.040 Conditional uses.
- 17.16.050 Site plan review required.
- 17.16.060 Lot area and dimensions.
- 17.16.070 Maximum level of site development permitted.
- 17.16.080 Height limitation.
- 17.16.090 Minimum dwelling unit size.
- 17.16.095 Minimum building pad size.
- 17.16.097 Building pad coverage guideline.
- 17.16.100 Maximum buildable slope.
- 17.16.110 Front yards.
- 17.16.120 Side yards.
- 17.16.130 Rear yard.
- 17.16.140 Permitted projections.
- 17.16.150 Structures and driveways permitted within required yards and easements.
- 17.16.160 Access and parking.
- 17.16.170 Stable and corral site required.
- 17.16.180 Landscaping requirements.
- 17.16.190 Additional residential development standards.
- 17.16.200 Conditions for accessory uses.
- 17.16.210 Conditions for conditional use permits.
- 17.16.220 Reports required for all development.
- 17.16.230 Balanced grading required.
- 17.16.240 Exploratory excavations.

17.16.010 Intent and purpose. A. The residential agriculture-suburban (RA-S) zone is established to provide suitable standards for development of single-family residential homes within the City. These standards are intend-



ed to promote development of high quality that accommodates and maintains equestrian uses and facilities as opposed to large expanses of concrete such as those used for recreational game courts, does not adversely impact adjacent properties, and which preserves the rural character, natural terrain, flora and fauna of the community.

B. In order to implement General Plan land use policy and to protect the community's hillside environment, the RA-S zone is divided into two sub-districts: RA-S-1 and RA-S-2. The suffix indicates the minimum lot size requirement in net acres. (Ord. 281 §6, 2000; Ord. 239 §11(part), 1993).

17.16.015 Index of permitted uses. Appendix A of this title contains an Index of Permitted Uses which summarizes use regulations for all zones. This index supplements Sections 17.16.020 through 17.16.040. In the event of any conflict, the regulations of Sections 17.16.020 through 17.16.040 shall govern. (Ord. 239 §11(part), 1993).

17.16.020 Permitted uses. Uses permitted in the RA-S zone as primary uses include:

- A. Single-family residences;
- B. Tree, bush or field crops. (Ord. 239 §11(part), 1993).

17.16.030 Accessory uses and structures. The following uses and structures are permitted as accessory to a legally established single-family residence. Certain accessory uses and structures below are subject to special conditions, as set forth in Section 17.16.200:

- A. Barn/stable;
- B. Corral or pen which does not require grading;
- C. Greenhouse;
- D. Hobby shop;
- E. Noncommercial radio antenna;
- F. Keeping of domestic animals except swine;
- G. Outdoor storage of recreational vehicles, boats or trailers;
- H. Satellite dish antenna;
- I. Swimming pool, including outdoor spa, bath or jet pool. (Ord. 239 §11(part), 1993).

17.16.040 Conditional uses. The following uses are permitted in the RA-S zone, provided a conditional use permit has been issued as provided in Chapter 17.42 and continues to remain in effect. Certain uses requiring conditional use permits are subject to special conditions, as identified in Section 17.16.210.

A. Conditional Uses Requiring Primary Residential Use. The following conditional uses may be permitted on property with a legally established single-family residence



and on which provision is made for a legally required and accessible stable and corral area:

1. More than one driveway for general circulation;
2. Cabana and detached recreation room;
3. Corral or pen requiring grading;
4. Detached garage;
5. Guest house;
6. Horseback riding ring;
7. Mixed use structure;
8. Recreational game court.

B. Conditional Use As Primary Use. The following conditional uses may be permitted as a primary use on a lot:

1. Elementary school offering State-mandated curriculum;
2. Fire station;
3. Gate house;
4. Park and/or playground;
5. Public transportation limited uses by a joint powers transit authority on school district property which is developed as a school maintenance facility in the RA-S-2 zone;
6. Public utility building or structure, including a reservoir or tank, necessary for the provision of essential utility services to permitted uses in the City, but excluding wires, pipelines or poles;
7. Temporary manufactured home. (Ord. 281 §7, 2000; Ord. 456 §10, 1995; Ord. 239 §11(part), 1993).

17.16.050 Site plan review required. Site plan review shall be required for development in the RA-S zone, as specified in Chapter 17.46. (Ord. 239 §11(part), 1993).

17.16.060 Lot area and dimensions. Minimum lot area and dimensions shall be as follows:

A. Minimum Lot Area.

1. All lots in the RA-S-1 zone shall contain a minimum net lot area of forty-three thousand, five hundred sixty square feet.
2. All lots in the RA-S-2 zone shall contain a minimum net lot area of eighty-seven thousand, one hundred twenty square feet.
3. The City Council may establish a greater minimum net lot area as warranted by environmental conditions. Wherever a greater minimum area is required, a number expressing the required acreage shall be placed upon the zoning map as a suffix to the base zone district (for example, RA-S-10 for a minimum net lot area of ten acres).
4. Lots or parcels of record which, prior to the adoption of the current standard, are smaller than the currently required lot area shall be considered to have the required area.

B. Minimum Dimensions. All lots shall comply with the following width and depth requirements:

1. The width of a lot at and along the street easement line shall be at least equal to or greater than the lot depth divided by two and one-half. However, in no event shall such abutting footage be less than one hundred fifty feet.

2. The minimum width of a lot at any point shall be one hundred fifty feet, measured at right angles to the side lot lines.



3. For corner lots, the lot line with the smallest linear feet of lot frontage shall be considered the front lot line for the purpose of this section. In measuring the front lot width, the measurement shall not include any footage within the side street easement.

#### SUMMARY OF DEVELOPMENT STANDARDS(a)

| Development Standard                   | Zone District                                                                                                                                                                                                                                                                     |           |
|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
|                                        | RA-S-1                                                                                                                                                                                                                                                                            | RA-S-2    |
| 1. Minimum Net Lot Area                | 43,560 sf                                                                                                                                                                                                                                                                         | 87,120 sf |
| 2. Minimum Lot Dimensions              | <p>At least lot depth divided by 2-1/2, but in no case less than 150'</p> <p>150'                      150'</p> <p>Dependent upon turn-around; see Section 17.16.060.B.4</p> <p>Must be equal to or greater than width along front street easement, with maximum slope of 29%</p> |           |
| •Width Along Street Easement           |                                                                                                                                                                                                                                                                                   |           |
| •Width at Any Point                    |                                                                                                                                                                                                                                                                                   |           |
| •For Cul-de-sac Frontage               |                                                                                                                                                                                                                                                                                   |           |
| •Depth                                 |                                                                                                                                                                                                                                                                                   |           |
| 3. Maximum Lot Coverage                |                                                                                                                                                                                                                                                                                   |           |
| •By Structures                         | 20%                                                                                                                                                                                                                                                                               | 20%       |
| •By Structures and impervious surfaces | 35%                                                                                                                                                                                                                                                                               | 35%       |
| 4. Height Limitation                   | One story (mezzanines, lofts, and storage areas not permitted)                                                                                                                                                                                                                    |           |
| 5. Minimum Dwelling Unit Size          | 1,300 sf, with 20' minimum width                                                                                                                                                                                                                                                  |           |
| 6. Maximum Buildable Slope             | 2:1, with no structures allowed on sides or bottoms of canyons or natural drainage courses                                                                                                                                                                                        |           |
| 7. Required Yards                      |                                                                                                                                                                                                                                                                                   |           |
| •Front                                 | 50'                                                                                                                                                                                                                                                                               | 50'       |
| •Side                                  | 20' (b)                                                                                                                                                                                                                                                                           | 35' (c)   |
| •Rear                                  | 50'                                                                                                                                                                                                                                                                               | 50'       |

#### Notes:

(a) This table summarizes development standards. For complete descriptions, refer to Sections 17.16.040 through 17.16.130.

(b) Every lot or parcel shall have a side yard measuring no less than 20 feet from the side property line, except if a Rolling Hills Community Association easement, located along the side property line, is improved with a roadway, then the side yard shall be no less than 10 feet from the interior edge of that easement.

(c) Every lot or parcel in the RA-S-2 zone shall have a side yard measuring no less than 35 feet from the side property line, except if a Rolling Hills Community Association easement, located along the side property line, is improved with a roadway, then the side yard shall be no less than 25 feet from the interior edge of that easement.



4. For lots fronting at the turn-around end of a cul-de-sac, the minimum frontage width shall be a function of the required cul-de-sac radius and the number of lots fronting the turn-around. No more than two lots shall front the turn-around, and the turn-around shall have a minimum radius of thirty-two feet.

5. All lots shall have a depth with a maximum slope of twenty-nine degrees equal to or greater than the lot width abutting the front street easement. (Ord. 275 §7, 1998; Ord. 239 §11(part), 1993).

17.16.070 Maximum level of site development permitted. The following standards for maximum lot coverage and maximum disturbed area shall apply to all development in the RA-S zone.

A. Maximum Lot Coverage. Two maximum lot coverage standards shall apply - maximum coverage by structures and maximum coverage by impervious surfaces.

1. Coverage by Structures. All structures on a lot shall not cover more than twenty percent of the net lot area. For the purpose of this section, "structures" include the primary residence, garages, all accessory buildings, recreational game courts, swimming pools and similar facilities, existing stables, combination stable and corral sites required by Section 17.16.170, and subterranean structures other than basements.

2. Impervious Surface Coverage. All structures, as defined in subsection (A)(1) of this section, and all other impervious surfaces shall not cover more than thirty-five percent of the net lot area. For the purposes of this section, impervious surfaces shall include all driveways, parking areas, walks, patios, decks and asphaltic or concrete paving not maintained by the Association.

B. Maximum Disturbed Area. Disturbance shall be limited to forty percent of the net lot area. Disturbance shall include any remedial grading (temporary disturbance), any graded slopes and building pad areas, and any nongraded areas where impervious surfaces will remain or are proposed to be added. (Ord. 269 §7, 1997; Ord. 264 §7, 1996; Ord. 254 §6, 1995; Ord. 239 §11(part), 1993).

17.16.080 Height limitation. A. General Limitation. A building shall have no more than one story, meaning no interior habitable space shall exist over any other interior habitable space. For the purposes of this section, "interior habitable space" includes lofts, mezzanines and storage areas.

B. Exceptions.

1. A one-story space shall be permitted over a basement.



2. Barns or stables may have a loft, provided the loft area has no glazed openings and that the loft area is limited in use to the storage of feed, tack and stable equipment. (Ord. 269 § 8, 1997; Ord. 239 §11(part), 1993).

17.16.090 Minimum dwelling unit size. Every single-family dwelling and manufactured home used as a primary residence shall have a minimum width of twenty feet and a minimum floor area of one thousand three hundred square feet, exclusive of any accessory structures. (Ord. 239 §11(part), 1993).

17.16.095 Minimum building pad size. The minimum size of a graded building pad shall be twelve thousand square feet, as specified in the City's Subdivisions Code (Title 16 of this code). (Ord. 239 §11(part), 1993).

17.16.097 Building pad coverage guideline. When reviewing a proposed development project for general plan and zoning ordinance compliance, the Planning Commission utilizes a guideline in determining whether the proportion of the building pad that is proposed for development is appropriate. The Planning Commission's guideline is expressed in terms of a maximum percentage of building pad coverage. A determination as to whether a proposed project satisfies the guideline is determined by first calculating the square footage of the proposed structure or structures, dividing that number by the square footage of that portion of the building pad that is outside of required setbacks, and then comparing that percentage figure to the Commission's guideline percentage. Proposed projects that have a percentage of building pad coverage equal to or less than the Commission's guideline percentage satisfy the Commission's guideline. Satisfaction of the Commission's guideline for allowable building pad coverage is only one of several factors for determining project compliance with the general plan and zoning ordinance and all other required findings for the particular approval sought must also be satisfied. (Ord. 270 §5, 1997).

17.16.100 Maximum buildable slope. No structure shall be located on any natural or graded slope with a grade exceeding 2:1, nor shall any structure be located on the sides or bottoms of canyons or natural drainage courses. (Ord. 239 §11(part), 1993).

17.16.110 Front yards. Every lot or parcel shall have a front yard measuring no less than fifty feet from the front easement line. (Ord. 239 §11(part), 1993).

17.16.120 Side yards. A. Requirements for RA-S-1 Zone.



Every lot or parcel shall have a side yard measuring no less than twenty feet from the side property line, except if a Rolling Hills Community Association easement, located along the side property line, is improved with a roadway, then the side yard shall be no less than ten feet from the interior edge of that easement.

B. Requirements for RA-S-2 Zone. Every lot or parcel in the RA-S-2 zone shall have a side yard measuring no less than thirty-five feet from the side property line, except if a Rolling Hills Community Association easement, located along the side property line, is improved with a roadway, then the side yard shall be no less than twenty-five feet from the interior edge of that easement. (Ord. 275 §8, 1998: Ord. 239 §11(part), 1993).

17.16.130 Rear yard. 1. Every lot or parcel shall have a rear yard measuring no less than fifty feet from the rear property line.



2. Accessory structures may be placed in the required rear yard area provided they conform to all other requirements of this title.

3. Where an easement traverses the rear portion of any lot and the property owner does not have the right to use the easement for buildings, then the rear lot line shall be considered the rear line of that portion of the lot to which the easement does not apply. (Ord. 239 §11(part), 1993).

17.16.140 Permitted projections. The following projections into required yard areas shall be permitted subject to the specified conditions.

A. Projecting Architectural Features.

1. Chimneys, bay windows, cornices, eaves, belt courses, sills, buttresses or other similar architectural features may extend or project into a side yard no more than two and one-half inches for each one foot of the side yard setback, but in no case shall such features project more than five feet.

2. Such architectural features may project into a front or rear yard no more than four feet.

3. No permitted projection shall be constructed in any manner which increases the habitable floor area of a structure.

B. Projecting Porches. An uncovered porch, platform or landing place may project into any required front or side yard no more than six feet or into a rear yard without limitation. Such structures in a side yard shall leave no less than five feet of unobstructed space to the edge of the building pad to allow for pedestrian movement within the setback. Such structures shall not extend above the floor level of the building to which they are attached. (Ord. 239 §11(part), 1993).

17.16.150 Structures and driveways permitted within required yards and easements. Required yards shall be maintained unoccupied and unobstructed by any structures except for the following:

A. A boundary fence is permitted in any yard, provided the fence is located either on the perimeter easement line or not more than five feet outside of and parallel to the perimeter easement line. In the absence of an easement line, a boundary fence may be located on the property line.

B. Driveways are permitted in any yard but shall not cover more than twenty percent of the area of the yard in which they are located.

C. Uncovered parking areas are permitted in front or side yards. However, such parking areas shall not exceed ten percent of the area of the yard in which they are located and shall be located no closer than thirty feet from any roadway easement.



D. Walkways, steps, mail boxes, security lighting and irrigation systems are permitted in any yard area. (Ord. 239 §11(part), 1993).

17.16.160 Access and parking. A. Driveway Requirements.

1. Each single-family dwelling is permitted only one driveway as access to a maintained roadway, except as otherwise permitted by Section 17.16.040(A).

2. Driveways shall be no wider than twenty feet, unless otherwise approved by the Planning Commission. All driveways shall have a roughened concrete driveway apron.

3. No driveway shall exceed a maximum grade of twelve percent, unless otherwise approved by the Planning Commission, and the first twenty feet of a driveway shall have a maximum grade of seven percent.

4. All new driveways shall be reviewed by the Traffic Commission.

B. Parking Requirements. Every single-family dwelling, including manufactured homes used as a primary residence, shall have an above ground garage with a minimum capacity of two cars with direct paved access to a maintained roadway. No new subterranean garage shall be constructed after August 13, 1997. Any subterranean garage lawfully existing as of August 13, 1997 shall be permitted to remain in accordance with the provisions of Chapter 17.24 of this title. (Ord. 269 §9, 1997; Ord. 239 §11(part), 1993).

17.16.170 Stable and corral site required. Every lot or parcel of the RA-S zone for which site plan review is required by this title in connection with the construction of a new single-family residence or the addition to an existing single-family residence, shall have areas developed with or set aside for both of the following:

A. A combination stable and corral area that complies with the criteria set forth in Section 17.16.200(A); and

B. A vehicular accessway to the stable and corral area for delivery of feed and removal of waste that does not exceed a slope of twenty-five percent.

For purposes of this section, "vehicular accessway" shall include a driveway, roadway or other accessway that is traversable by any motorized device capable of delivering feed and the removal of waste. These accessways need not be paved. (Ord. 252 §1, 1995; Ord. 239 §11(part), 1993).

17.16.180 Landscaping requirements. All existing landscaping shall be maintained in a healthy condition. No landscape plant materials shall be removed from a planted area unless the removed materials are replaced with like landscaping. (Ord. 239 §11(part), 1993).



17.16.190 Additional residential development standards. The following additional standards shall apply to all construction in the RA-S zone.

A. Eave Projection.

1. Every single-family dwelling shall have an eave projection of at least two feet, unless incompatible with neighboring residences.

2. Roof coverings for all buildings shall be Class A (having satisfied the fifteen-year weathering test and certified as such by Underwriting Laboratories or an equivalent recognized test agency). However, any new addition to or reroofing of a structure may match the existing roof covering, provided the roof addition or the area to be re-roofed does not exceed two hundred square feet in size.

B. Exterior Siding. Every single-family dwelling shall have exterior siding of brick, wood, stucco, or other similar material as provided by the building code of the City; no reflective siding shall be permitted.

C. Roofing Material. Every single-family dwelling shall have a Class A roof as provided by the building code of the City; no reflective type roofing shall be permitted.

D. Permanent Foundation. Every single-family dwelling shall be built or placed upon a permanent foundation approved by the County Engineer. (Ord. 239 §11(part), 1993).

17.16.200 Conditions for accessory uses. The following conditions shall apply to the use and development of accessory structures.

A. Barns, Stables and Corrals. Any barn, stable or corral to be constructed shall comply with the following criteria:

1. The stable shall be not less than four hundred fifty square feet in size and must have a contiguous corral that is not less than five hundred fifty square feet in size. The combined minimum area for a stable and corral shall be one thousand square feet.

2. The stable and corral shall not be located on a portion of the lot where the slope is greater than four to one.

3. No corral, pen, stable, barn or other similar holding facility shall be permitted in a front yard.

4. Barns, stables, pens and corrals shall be located a minimum of thirty-five feet from any residential structure and a minimum of twenty-five feet from any property line.

5. Barns, stables and corrals shall be used for the exclusive purpose of keeping permitted domestic animals. Commercial uses are not permitted.



B. Corral and Pen Not Requiring Grading. No specific conditions shall apply unless conditions are imposed through a discretionary permit review process.

C. Greenhouse. No specific conditions shall apply unless conditions are imposed through a discretionary permit review process.

D. Hobby Shop. No specific conditions shall apply unless conditions are imposed through a discretionary permit review process.

E. Noncommercial Radio Antennas. Noncommercial radio antennas shall be subject to issuance of a zone clearance reviewed by the City Manager or designee, for purposes of assuring compliance with the following criteria:

1. Noncommercial radio antennas shall not be located in any required front yard or setback area and shall be hidden or screened from view from the surrounding properties and any roadway easement.

2. All installations shall be ground-mounted and not affixed to a residential or permitted accessory structure, unless required to ensure stability.

3. No more than one noncommercial radio antenna may be installed on any legal building site.

4. All wiring and cables emanating from noncommercial radio antennas shall be installed in compliance with applicable installation requirements.

5. A building or electrical permit, as applicable, shall be obtained prior to installation.

6. The installation shall not exceed a total overall height of twenty-five feet from finished grade at total retraction. Extendable (telescoping) antennas shall not exceed fifty feet from finished grade at total extension.

7. The occupant of the property must possess a valid radio operator's license issued by the Federal Communications Commission.

8. Installation shall be valid only during the residence of a licensed radio operator and shall be removed upon transfer or change of ownership of the property.

Notwithstanding the provisions of Section 17.08.050 of this title, a variance from the provisions of this paragraph may be granted by the Planning Commission, if necessary to allow the applicant to obtain reasonable reception.

F. Keeping of Domestic Animals. All activities shall comply with applicable provisions of Title 6 of the Rolling Hills Municipal Code and the Los Angeles County Health and Safety Code.

G. Outdoor Storage of Recreational Vehicles, Boats or Trailers.

1. No more than an aggregate total of three recreational vehicles, boats, trailers or horse trailers may be stored on any one property.



2. No such storage shall be permitted within fifty feet of any roadway easement.

H. Satellite Antennae and Solar Panels. Installation of a satellite antenna or solar panels shall be subject to issuance of a zone clearance by the Planning Commission except that zone clearance for satellite antennas that are three feet in diameter or less may be issued by the City Manager or designee. The review of the application by the Planning Commission, City Manager or designee shall be limited to assuring compliance with the following criteria:

1. The satellite antennae or solar panels shall not be located in any required front yard or setback area and shall be hidden or screened from view from surrounding properties and any roadway easement.

2. Colors of the installation shall blend with adjacent environment and vegetation.

3. All satellite antennas installations that are more than three feet in diameter shall be ground-mounted and not affixed to a residential or permitted accessory structure.

4. No more than one satellite antenna may be installed on any legal building site.

5. All wiring and cables emanating from a satellite antenna or plumbing device from solar panels shall be installed in compliance with applicable installation requirements.

6. A building and/or electrical permit, as applicable, shall be obtained prior to installation.

7. The installation shall not exceed a total overall height of fifteen feet from finished grade at total extension.

Notwithstanding the provisions of Section 17.08.050 of this title, a variance from the provisions of this section may be granted by the Planning Commission, City Manager, or designee for satellite antennas three feet or less in diameter, if necessary to allow the applicant to obtain reasonable reception.

I. Swimming Pool. No specific conditions shall apply unless conditions are imposed through a discretionary permit review process. (Ord. 252 §2, 1995; Ord. 251 §§2, 3, 1995; Ord. 239 §11(part), 1993).

17.16.210 Conditions for conditional use permits.  
The following minimum conditions shall apply to the use and development of the following conditionally permitted uses. The Planning Commission may impose additional conditions pursuant to Chapter 17.42.

A. Conditional Uses Requiring Primary Residential Use.



1. More Than One Driveway. Additional driveways which provide a second or more means of vehicular access from a lot to a maintained street shall be permitted only in the following circumstances:

a. The subject property is not developed with a driveway, within fifty feet of a roadway intersection;

b. The subject property has frontage on maintained roadway of not less than two hundred fifty feet; and

c. A minimum separation of one hundred feet is maintained between driveways on the same property.

2. Cabana or Detached Recreation Room. No sleeping quarters or kitchen or other cooking facilities shall be permitted in cabanas or detached recreation rooms.

3. Corral Requiring Grading. No specific conditions shall apply unless conditions are imposed through a discretionary permit review process.

4. Detached Garage. No specific conditions shall apply unless conditions are imposed through a discretionary permit review process.

5. Guest House.

a. All guest or servant quarters must be developed on the same recorded lot as the main house.

b. The building housing the quarters shall not contain more than eight hundred square feet of net floor area.

c. No kitchen or other cooking facilities shall be provided within guest or servant quarters.

d. The property shall be developed and maintained in substantial conformance with the approved site plan on file.

e. No vehicular access or paved parking area shall be developed within fifty feet of the proposed guest house or servant quarters.



f. Occupancy of the proposed guest house or servant quarters shall be limited to persons employed on the premises and their immediate family or by the temporary guests of the occupants of the main residence. No guest may remain in occupancy for more than thirty days in any six-month period.

g. Renting of guest houses or servant quarters is prohibited.

h. All requirements of this title must be complied with unless otherwise set forth in the permit or approved plan.

i. A landscaping plan shall be submitted to the City of Rolling Hills Planning Department staff for approval. The plan submitted must comply with the purpose and intent of site plan review, as specified in Chapter 17.46 of this title.

6. Mixed Use Structures. A mixed use structure, as defined by this title, shall be subject to the following conditions:

a. Vehicular access to the garage or mixed use structure shall not occur within an easement or within twenty-five feet of the side or rear lot line.

b. If a portion of the structure is designed or intended to be used for a garage, that portion shall be separated by an interior common wall from the portion of the structure used as a stable, barn, office, study, recreational use or other use. The interior common wall shall be constructed in the same manner as found in attached townhouse construction. No access from the interior of the portion used for a garage to the interior of the portion used for the other use shall be permitted.

c. If a portion of the structure is intended to be used as a stable or barn, that portion of the structure shall be used exclusively for the purpose of keeping horses or other permitted animals.

d. There shall be no sleeping quarters, temporary occupancy or kitchen/cooking facilities or equipment in any portion of the detached garage or mixed use structure.

e. A loft area may be constructed only over a stable area of the structure, pursuant to this title and the Building Code.

f. Where the garage, stable or any other use that is specified on the approved plan is converted to another use, or if the proportions of any approved use is changed without required approvals, the permit granting the mixed use structure may be revoked, pursuant to Chapter 17.58, and the structure shall be removed at the cost of the property owner.

g. If any conditions of the permit are violated, or if any law, statute or ordinance is violated, the permit may be revoked and the privileges granted by the



permit shall lapse, provided that the property owner has been given written notice to cease such violation and has failed to do so for a period of thirty days, and further provided that the owner has been given an opportunity for a hearing.

7. Recreational Game Courts. Tennis, racquetball and squash courts, and any other fenced, enclosed, paved or hard-surfaced areas used for recreational purposes shall adhere to the following conditions.

a. A legally required and accessible stable and corral area shall be provided on the site in accordance with Section 17.16.010(A).

b. A game court shall not be located in a front yard.

c. A game court shall not be located within fifty feet of any paved road or street easements.

d. Retaining walls constructed for a game court shall not exceed four feet in height at any point along the wall; retaining walls shall not be exposed to the exterior; and if necessary to minimize the visual impact, the game court surface shall be inset or sunken below grade.

e. The construction of the proposed game court shall conform to the lot coverage limitations as set forth in Section 17.16.070.

f. A game court shall not be located on a slope that exceeds a 2:1 grade.

g. A game court shall not be located on the side or bottom of a canyon or in the path of a natural drainage course.

h. When grading is required for a game court, cutting and filling shall be balanced on site and shall not exceed a total cut and fill of seven hundred fifty cubic yards.

i. When grading is required for a game court, cutting and filling shall be balanced on site and shall not exceed ten thousand square feet.

j. The existing topography, flora and natural features of the site shall be retained to the greatest extent possible.

k. Drainage systems shall be incorporated into the game court and shall be approved by the City Engineer.

l. A game court shall be adequately screened on all four sides.

m. Landscape screening shall include native or other drought-tolerant mature trees and shrubs which shall be maintained in a healthy condition. The landscape screening shall not exceed the mature height determined by the Planning Commission or City Council and shall be approved in accordance with the site plan review process pursuant to Chapter 17.46.



n. Landscaping shall not interfere with the viewscape of surrounding properties or easements pursuant to Chapter 17.26.

o. Game court lighting shall not be permitted.

p. Design and construction of a game court shall include methods to mitigate visual and noise impacts.

#### B. Conditional Uses As Primary Use.

1. Elementary School Offering State-Mandated Curriculum. No specific conditions shall apply unless conditions are imposed through a discretionary permit review process.

2. Fire Station. No specific conditions shall apply unless conditions are imposed through a discretionary permit review process.

3. Gate House. No specific conditions shall apply unless conditions are imposed through a discretionary permit review process.

4. Park and/or Playground. No specific conditions shall apply unless conditions are imposed through a discretionary permit review process.

5. Public Utility Building. No specific conditions shall apply unless conditions are imposed through a discretionary permit review process.

#### 6. Temporary Manufactured Homes or Trailers.

Temporary manufactured homes and trailers may be permitted only in cases where an occupied primary residence on a property has been rendered uninhabitable by an active landslide. Any approval of a conditional use permit for temporary living quarters within a manufactured home or trailer shall be subject to the following conditions and any other conditions which the Planning Commission may require.

a. The manufactured home or trailer shall not be placed on a permanent foundation.

b. All utilities shall be above-ground and adequate above-ground storage tank facilities shall be provided for sewerage; provisions shall be made for the regular pumping of such tank facilities.

c. The specific location of the manufactured home or trailer on the property shall be subject to approval by the Commission.

e.. Placement of the manufactured home or trailer shall not create a geologic hazard or otherwise be detrimental to the public health, safety and welfare.

f. Conditions shall be imposed to ensure that the visual impact of the manufactured home or trailer is as harmonious as reasonably possible with the neighborhood.

g. The applicant shall present facts demonstrating a necessity for temporary alternative living arrangements during the pendency of an active landslide.

h. The primary residence shall not be occupied while the manufactured home or trailer remains on the property. Gas and electric utilities shall be disconnected



17.16.220 Reports required for all development.

Prior to the submittal of an applicable final grading plan for any approved development to the County of Los Angeles for plan check, a detailed grading and drainage plan with related geology, soils and hydrology reports that conform to the development plan, as approved by the Planning Commission shall be submitted to the Rolling Hills Planning Department staff for review. Cut and fill slopes must conform to the City of Rolling Hills standard of 2:1 slope ratio. (Ord. 239 §11(part), 1993).

17.16.230 Balanced grading required. Per the requirements of the City's Building Code (Title 15 of the Municipal Code):

A. No export of cut materials or fill materials shall be permitted in connection with any grading performed in the City, unless otherwise permitted by the provisions of Title 15 of this Code.

B. No export or import of soil that does not require a grading permit shall be permitted for remedial repair of hillsides or trails in the City, unless otherwise permitted by the provisions of Title 15 of this Code. (Ord. 273 §6, 1998: Ord. 239 §11(part), 1993).

17.16.240 Exploratory excavations. Per the requirements of the City's Building Code (Title 15 of the Municipal Code), property shall be restored to the condition that existed prior to excavations, to the maximum extent practicable, following exploratory excavations and within the time period, if any, specified by the City Manager or designee. (Ord. 274 §4, 1998).



## APPENDIX C

### Chapter 17.28

#### SECOND UNITS ON SINGLE-FAMILY LOTS

##### Sections:

- 17.28.010 Prohibition.
- 17.28.020 Findings.
- 17.28.030 Limitation on housing opportunities.

17.28.010 Prohibition. Second units on single-family lots are prohibited within the City for the reasons set forth in Section 17.28.020. For the purposes of this chapter, "second unit" means a detached or attached dwelling unit which provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, cooking and sanitation on the same parcel as is situated the primary residential structure. (Ord. 239 §11(part), 1993).

17.28.020 Findings. The following findings specify the adverse impacts on the public health, safety and welfare that would result from allowing second units on



single-family lots and which justify their preclusion within the City.

A. Lack of Sewers. The City has no sanitary sewer system, and sewage effluent is disposed of into cesspools and leach lines which enter the earth strata and percolate into the soil. By authorizing second units in the City, the amount of sewage effluent entering the ground, estimated to be sixty million one hundred thirty-three thousand seven hundred fifty gallons a year in 1983, could double. This increase would add to an already existing problem of the effluent water entering the ground and decreasing the shearing strength of the predominant clay soil along slip-page surfaces. The strength of clay decreases as its absorbed water content increases, resulting in movement and instability. The authorization of second units would lower the margin of safety by contributing to a decrease in geologic stability. The current method of sewerage the City is predicated on one-acre and two-acre sized lots and limited density, which places an acceptable level of risk on the amount of effluent entering the earth strata in the City.

B. Geologic Setting. In the City, numerous active landslides greatly diminish development potential and call for caution in increasing densities. Reference is made to Figure S-2 in the Safety Element of the Rolling Hills General Plan. The risk of landslide is affected by development of the land in that, as noted in the Safety Element, areas shown as probable landslides are "unacceptable risks," and development upon slide masses adds to the total weight of the system, thereby increasing driving forces of the land. The addition of second units in the City would compound the problem by increasing development and exposure to levels of risk beyond acceptable standards.

C. Rural Design and Community Roadway Character. The City has no public streets, and all roadways have controlled access. The roadways are rural and narrow (twenty to twenty-four feet of paving) with no curbs, gutters or sidewalks. In many instances, equestrian paths are directly adjacent to the roadway paving. This design is predicated on a rural density of one or two acres per unit. The current capacity and design of the entirely private roadways, riding rings and trails cannot withstand increased densities. Roadways in the City are generally long and narrow with lengthy cul-de-sacs (one way in and out). This standard is acceptable only because of the low, rural density, and the authorization of two units on lots would demand a change in the roadway design of the City. There is no funding available for such an endeavor, and to proceed with two units on lots without additional access would compromise traffic safety as well as the fire protection needs of the City.



D. Fire Flow Requirements. The introduction of second units would change the infrastructure requirements on water pressure in the City beyond the current requirements of one thousand two hundred fifty gallons per minute. According to the Safety Element of the General Plan, water pressure to fight fires would change to one thousand seven hundred fifty g.p.m., and the spacing requirement for fire hydrants would become three hundred thirty feet, rather than the current five hundred feet. The fire-fighting capability of the City would be compromised if proper pressure could not be met. The City has no funds available to revamp the system that was planned and installed for single-family residential lots in a hillside area. (Ord. 239 §11(part), 1993).

17.28.030 Limitation on housing opportunities. A. The City of Rolling Hills acknowledges that the preclusion of second units in Rolling Hills City may limit housing opportunities of the region. This limitation is justified, however, by the unusual circumstances described in Section 17.28.020.

B. Moreover, the City of Rolling Hills has participated in regional housing programs and has contributed its funds for housing projects to the City of Lomita, a neighboring municipality. In adopting the Housing Element of the General Plan in 1990, Rolling Hills accepted a share of its regional housing allocation and established the documented constraints on housing potential in the City. The Housing Element established that Rolling Hills would work fully with all jurisdictions in insuring that housing needs of the region are met. Given the relatively small number of single-family residences located within the City, which represents an insignificant percentage of regional units, this preclusion will not significantly affect housing opportunities in the region. (Ord. 239 §11(part), 1993).





## APPENDIX D

### Rolling Hills Community Association Zoning Regulations

#### ARTICLE III

##### Zoning

##### Section 1. Definitions

The protective restrictions in this article shall be known as "Building Zone Restrictions"; and for the purposes hereof the following explanations and definitions of words, terms, and phrases shall govern unless the context thereof shall clearly indicates a different meaning:

(a) A "building site" shall be taken to be

a lot or lots, or parcel of land:

(1) Designated as a building site or building sites in any instrument of original conveyance, lease or sale by Palos Verdes Corporation;

(2) Designated as a building site, or building sites in this Declaration, or in any declaration of local restrictions or amendment and additions thereto, made and filed for record by Palos Verdes Corporation in the manner and pursuant to the provisions hereof;

(3) Any lot shown on any map of record of any original subdivision or partition of said property subject to the jurisdiction of the Association; and filed by or on behalf of the Palos Verdes Corporation;

(4) Any lot shown on any map of record of any resubdivision of any plots or parcels of said property filed by or on behalf of Palos Verdes Corporation, which resubdivision is approved by the Association and is permitted by the restrictions applicable thereto and thereby allowed to be used as a building site; or



(5) Any lot of any subdivision or resubdivision of any property (other than said property) which hereafter becomes subject to the jurisdiction of the Association by virtue of restrictions, conditions, covenants, and/or contracts relating thereto, and by acceptance of jurisdiction by the Board of Directors of said Association, and by and with the approval of Palos Verdes Corporation;

(6) The "number of building sites" of all of said property, because of its size, shall be taken as one hundred (100) building sites, and the number of building sites from time to time held by and vested in Palos Verdes Corporation shall be said building sites less the number of building sites transferred and conveyed to grantees by deeds and instruments of conveyance executed by Palos Verdes Corporation, provided, however that the number of building sites held by and vested in Palos Verdes Corporation in the event of and after the filing of a declaration or of a map of an original subdivision or re-subdivision designating the total number of building sites in said tract shall not exceed the number of building sites represented by the unsold lots or parcels remaining after such declaration or subdivision.

(b) A "detached building" is one that is not less than five feet (5') distant, measured horizontally, from any portion of any other building.

(c) The "height" of a building is the vertical distance measured from the lowest part of the building to the top of the roof of the highest part of the building (excepting towers or spires).

(d) A "lot" is any piece of land, the description of which is filed with and approved by the Board of Directors of the Association, regardless of plats recorded in the office of the County Recorder.

(e) A "single family dwelling" is a dwelling for (1) one family alone, having but (1) one kitchen, provided that reasonable quarters may be built and maintained in connection therewith for the use and occupancy of servants and guests, as provided in Section 5 (c) hereof.

(f) A "story" is that portion of a building included between the surface of any floor and the finished ceiling above it.

(g) The word "use" means the purpose for which the building is designed, arranged or maintained or for which it is or may be occupied or maintained.

## Section 2. Classes of Use Districts

The following general plan of zoning or districting is hereby adopted for said property and there are hereby established and defined for said property certain classes of use districts which shall be known as:



Residence Districts of:

Class A - Single Family Dwellings

Class A-1 Single Family Dwellings

Business and Public Use Districts of:

Class B - Public and Semi-public Uses and  
Certain Designated Business Uses.

The districts of said classes and of each thereof are hereby established for said property with location, extent and boundaries thereof as defined and established herein, or as may be defined and established by Palos Verdes Corporation in supplemental and additional restrictions approved by the Board of Directors of the Association and filed for record with said County Recorder, provided that further and/or different classes of use districts may be established and defined in said supplemental and additional restrictions.

No building nor premises nor any portion of said property shall be used or structure erected to be used for any purpose other than a use permitted in the use district of the class in which such building or premises or property is located.

Section 3. Residence Districts of Class A and  
Class A-1, Single Family Dwellings

In Residence Districts of Class A and Class A-1, no building, structure, or premises shall be erected, constructed, altered or maintained on any building site which shall be used or designed or intended to be used for any purpose other than that of a single family dwelling and as defined and provided in subparagraph (e) of Section 1 of this Article.

Section 4. Public and Semi-Public Uses and Certain  
Designated Business Uses of Class B

In the Use district of Class B, no building, structure, or premises shall be erected, constructed, altered or maintained which shall be used or designed or intended to be used for any purpose other than that of park, playground, church, public or private school, library, fire-house, museum, public art gallery, not more than one (1) tea-room or restaurant in which liquors may be sold and dispensed (subject to regulation by the Association), administration buildings of and for the Palos Verdes Corporation and/or the Association, or other public or semi-public building or use, or as a single family dwelling.

Section 5. Accessory Buildings, etc.

(a) Notwithstanding anything herein contained, customary outbuildings, farm buildings, stables and corrals, as herein



provided, accessory buildings, defined herein, or bridges may be located or maintained as accessory to any main building lawfully within the boundaries of any district herein specified. The term "accessory" shall not include a business nor shall it include any building or use not on the same building site with the building or use to which it is necessary.

(b) A private garage for more than six (6) motor vehicles shall not be deemed accessory in any Use Districts of Class A, Class A-1, or Class B, except with the approval of the Board of Directors of the Association.

(c) Accessory Buildings.

Buildings accessory to a single family dwelling, lot or use, shall include and permit the building of servants' quarters as a part of the main building, or with the written approval of the Board of Directors of the Association, in a separate detached accessory building or buildings, with kitchens on the same lot. By and with the written approval of the Board of Directors and subject to such condition and requirements as may be set forth in said written approval, guest houses without kitchens, and to be used and occupied only by non-paying guests of the family, may be erected upon the same lot, and shall be deemed buildings accessory to said single family dwelling.

Section 6. Interpretation.

In interpreting and applying the provisions of this declaration, they shall be held to be the minimum requirements adopted for the promotion of the health, safety, comfort, convenience and general welfare of the owners and occupants of said property. It is not intended by this declaration to interfere with any provisions of law or ordinance or any rules, regulations, or permits previously adopted or issued or which may be adopted or issued pursuant to law relating to the use of buildings or premises; nor is it intended by this declaration to interfere with or abrogate or annul easements, covenants or other agreements between parties; provided, however that where this declaration imposes a greater restriction upon the use of buildings or premises or upon the height of buildings or requires larger yards, courts or other open spaces than are imposed or required by such provisions of law or ordinances or by such rules, regulations or permits, or by such easements, covenants or agreements, then and in that case the provisions of this declaration shall control.

Section 7. Alterations and Change in Occupancy.

No building or structure erected, constructed, or premises used on any part of said property shall at any time be altered so as to be in violation of this declaration.

Section 8. Building Permits.

No building permit shall be issued by or on behalf of the Association for the erection or alteration of any building or structure contrary to the provisions of this declaration.



Section 9. No Use Prior to Issuance of Certificate  
of Completion and Compliance

No owner or lessor of any portion of said property shall use or permit the use of any building or premises or part thereof created, erected, changed, or converted wholly or partly in its use or structure until a certificate of completion and compliance to the effect that the building or premises or the part thereof so created, erected, changed or converted and the proposed use thereof conform to the provisions of this declaration, shall have been issued by the Association.



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